ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
Richard and Donna Schneider 136 Blackburn Avenue Nashville, TN 37205	Map No. 130-01 Part of Parcel No. 160	Richard and Donna Schneider 136 Blackburn Avenue Nashville, TN 37205
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (MBM) 1600 Division Street, Suite 700, P.O. Box 340025, Nashville, TN 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **WARREN D. SMITH, III** and wife **MONTERAY S. SMITH** (together, the "Grantor"), have bargained and sold, and by these presents do transfer and convey to, **RICHARD SCHNEIDER** and wife **DONNA SCHNEIDER** (together, the "Grantee"), Grantee's representatives, successors and assigns, certain unimproved land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to taxes for the year 2006, a lien, which are not yet due and payable, and those Permitted Exceptions set forth in Exhibit B attached hereto and incorporated herein by reference.

This is unimproved property known as 140 Blackburn, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Davidson County DEEDWARR
Recvd: 01/04/06 15:05 4 pgs
Fees:23.00 Taxes:925.00

20060104-0001226

STATE OF TENNESSEE
COUNTY OFDAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$250,000.00~~.

Affiant

Subscribed and sworn to before me this 4th day of January, 2006.

Notary Public
My Commission Expires: 9-19-09

DIANE L. ABBOTT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 4th day of January 2006.

GRANTOR:

WARREN D. SMITH, III

MONTERAY S. SMITH by Warren D. Smith, III, as attorney in fact for Monteray S. Smith pursuant to that certain Special Power of Attorney dated January 4th 2006, recorded at Instrument Number 20060104-0001224 Davidson County Office of the Register

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Diane L Abbott, Notary Public, **Warren D. Smith, III**, the within named bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained on behalf of himself and by himself as duly appointed Power of Attorney on behalf of Monteray S. Smith pursuant to that certain Special Power of Attorney dated January 4th, 2006, as his own free will and act.

WITNESS my hand, at office, this 4th day of January, 2006.

Diane L. Abbott
Notary Public
My Commission Expires: 9-19-09

DIANE L. ABBOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009

Exhibit A
Property

Land in Davidson County, Tennessee, being Lot Number 51 on the Map of Bransford Realty Company's Belle Meade Golf Links Subdivision as of record in Book 421, pages 94 and 95, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Warren D. Smith, III and his wife Monteray S. Smith by deed dated December 22, 2004 from Ruth Russ Mason, Catherine Calkin Kelly, Caroline Calkin Welkom, Ruth Cunningham Rucker, E.C. Cunningham, Joel L. Cunningham, W.L. Cunningham, Jr., Albert McMurtry Cunningham and Anita Cunningham Michum, as devisees under the Will of Mildred Russ Cunningham, deceased, of record as Instrument Number 20050106-0002538, Register's Office for Davidson County, Tennessee.

Exhibit B
Permitted Exceptions

1. All governmental regulations and restrictions, including, without limitation, building and zoning ordinances.

2. All covenants, conditions, reservations, exceptions and easements, and all oil, gas and mineral conveyances and leases, if any, in effect and shown of record.

3. The rights of tenants under written leases and any parties claiming by, through or under them.

4. All matters referenced or indicated on that certain Category One Survey prepared by Chandler Surveying dated as of July 29, 2005.

5. Real estate taxes, stand-by fees, and assessments (general and special) for the current year and all subsequent years.

6. Defects, liens, encumbrances and adverse claims created by Grantee or assumed or agreed to in writing by Grantee.

7. Rights, if any, of third parties with respect to any portion of the subject property lying within the boundaries of a public or private street, road or right-of-way

8. All matters shown on Plat recorded in Book 421, pages 94 and 95, Register's Office for Davidson County, Tennessee.

9. Easement(s) to Steve and Janeen Laughbaum, as set forth in instrument recorded in Instrument No. 20030605-0077636, Register's Office for Davidson County, Tennessee.

10. Deeds of Conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee for water and/or sewer distribution system of record in Book 5420, page 849, Register's Office for Davidson County, Tennessee.

11. Agreement as of record in Book 3820, page 433 Register's Office for Davidson County, Tennessee.