Prepared by: James A. McKanna
4509 Shy's Hill Rd
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $140,266.00

Affiant: James A. McKanna

Subscribed and sworn before me this 11th day of January, 2006.

Notary Public
My commission expires MY COMMISSION EXPIRES: November 14, 2009

RICHARD BERGEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 01/11/06 10:22 3 pgs
Fees:18.00 Taxes:518.98
20060111-0004091

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, James A. McKanna and wife, Vivien A. Casagrande, hereinafter called "Grantors", for and in consideration of the sum of TEN DOLLARS ($10.00) and other valuable consideration to the undersigned in hand paid by the Grantees herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL and CONVEY unto Truett Smith and wife, Kristi L. Smith, herein referred to as "Grantees", all of Grantors' right, title and interest, in and to the real property, being Grantors' separate property, described as follows:

See Attached "EXHIBIT A"

SURVEYOR'S DESCRIPTION *(Smith)* Map 145.02, part of Parcel 20

Being land in the 34th Council District of Davidson County, Tennessee, and being a portion of the land conveyed James A. McKanna, etux as of record in Deed Book 5794, Page 16, R.O.W.C.,

Being generally located on the north side of Georgetown Court east of Mountain view Drive and being more particularly described as follows:

Beginning, at an existing concrete monument (TN state plan grid coordinates N:636,818.99 E:1,727,563.35 at the northeasterly corner of Lot 18 Tyne-Crest Section 5 as of record in Plat Book 5190, Page 38, R.O.D.C.;

Thence, leaving said northeasterly corner of Lot 18 Tyne-Crest Section 5 with a severance line through said James A. McKanna, etux, N 45°33'06" E a distance of 360.33' to a set iron pin on the south line of Lot 352 Seven Hills Section 8 as of record in Plat Book 3300, Page 14, R.O.D.C.;

Thence, with the south line of said Lot 352 Seven Hills Section 8, N 86°38'21" W a distance of 146.53' to an existing iron pin at the southwesterly corner of said Lot 325 and also being the Southwesterly corner of Lot 1 Seven Hills Section 10 as of record in Plat Book 3842, Page 154, R.O.D.C.;

Thence, with the southerly lines of Lots 1 and 2 of said Seven Hills Section 10, S 58°15'24" W a distance of 293.56' to an existing iron pin at the northwesterly corner of said Lot 18 Tyne-Crest Section 5;

Thence, with the northerly line of said Lot 18 Tyne-Crest Section 5, S 52°29'15" E a distance of 174.85'; which is the point of beginning.

Having an area of 43,561 square feet or 1.0 acres

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including items set out on any applicable plat of record.

TO HAVE AND TO HOLD the above described parcel of land, together with all the rights and appurtenances thereto in anywise belonging to said Grantees, Grantees' heirs, executors, administrators, successors and assigns forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against unlawful claims of all persons whomsoever.

HOWEVER, it is expressly agreed that the transfer of this property is contingent on approval by the Metropolitan Davidson County Planning Commission of both (a) the creation of this parcel by SUBDIVISION of the 6.22 acres tract on Georgetown Court owned by the Grantors, and (b) the CONSOLIDATION of this parcel with Lot 18 Tyne Crest Section 5 owned by the Grantees. Upon receipt of such approvals, this Deed shall become absolute. However, if either approval is denied, then this conveyance shall be considered null and void, title to the property shall revert from Grantees to Grantors, and the monetary consideration listed above will be reimbursed from Grantors to Grantees.

Current ad valorem taxes on the property are assumed by Grantees.

EXECUTED this 11th day of January, 2006 but to be effective upon the date this instrument is filed for record in the real property records of Davidson County, Tennessee.

GRANTORS:

James A. McKanna

Vivien A. Casagrande

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, RICHARD BERGEN, a notary public of the state and county aforesaid, James A. McKanna and Vivien A. Casagrande, with whom I am personally acquainted and who acknowledged that they executed this instrument for the purposes described herein.

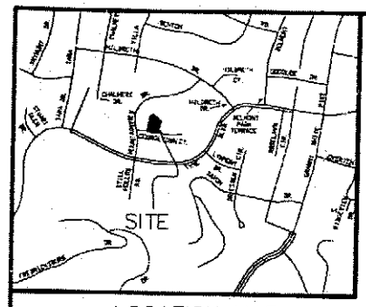
Witness my hand, at office, this 11TH day of JANUARY, 2006.

My commission expires MY COMMISSION EXPIRES November 14, 2009.

NOTARY PUBLIC

RICHARD BERGEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A



LOCATION MAP
N.T.S.

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	99.56'	9.38'	9.38'	N 75°19'08" W	05°23'51"

SEVEN HILLS- SECT. 8
BOOK 3300, PAGE 14
R.O.D.C.

SEVEN HILLS-SECT. 10
BOOK 3842, PAGE 154
R.O.D.C.

10' P.U.D.E.
PB.3842, PG 154
R.O.D.C.

10' P.U.D.E.
PB.3300, PG 14
R.O.D.C.

325

1

2

20

19

18

S 86°38'21" E
146.53'

N 55°57'24" E
372.97'

TRUETT SMITH, ET UX
INSTRUMENT #
R.O.D.C.

43561 SQ. FT.+/-
1.00 ACRES+/-

S 45°53'06" W
380.33'

CELLULAR
TOWERS

LOT LINE TO BE ABANDON

TYNE-CREST, SECT. 2
BOOK 3842, PAGE 153
R.O.D.C.

PARCEL ID#145C2002000
JAMES A. MCKANNA ETUX
DEED BOOK 5794, PAGE 161, R.O.D.C.

10' P.U.D.E.
PB.5190, PG 35
R.O.D.C.

N 13°41'56" E
202.24'

49755 SQ. FT.+/-
1.14 ACRES+/-

S 15°14'32" W
200.00'

N 74°28'28" W
209.00'

8"SA

GEORGETOWN COURT 50' R.O.W.

EXISTING 6" WATERLINE

EXISTING 2-1/4" WATERLINE

KIRK S. DUCLOS
REGISTERED LAND SURVEYOR
TENNESSEE NO. 1938

LEGEND

These standard symbols will be found in the drawing.

- Property ownership boundary
- Building set-back line
- Easement
- Lot line
- New monument
- Existing monuments
- Iron Pin (O)
- Iron Pin (N)

Lot number
Property map parcel number
Pertains to property map

(2004) (DOC)
145.02

0 50' 100' 150'
SCALE: 1"=50'

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in book number 5794, page 161, Davidson County Register's Office of Davidson County, Tennessee, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, and that this plat constitutes offers of irrevocable dedication for all public roads, utilities, and other facilities shown hereon as required by the Subdivision Regulations of the Planning Commission of Metropolitan Nashville, Davidson County.

2005

(Sole) Owner

Title (If action for partnership or corporation)

SURVEYOR'S CERTIFICATE

I hereby certify that to the best of my knowledge and belief the hereon shown subdivision plat represents a Class "I" survey having an unadjusted ratio of precision of 1 :10,000 and is true and correct.
Approved monumentation have been placed as indicated. All side lot lines are at right angles or radial to a street unless otherwise noted.

By: _____ Date: _____
Tenn. Registered Surveyor No.1938

OWNER'S CERTIFICATE

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as evidenced in Book 5794, Page 161, Register's Office of Davidson County, Tennessee, and adopt this plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot or lots as shown hereon shall again be subdivided, recombined, alienated or changed so as to produce less area than hereby established until approval is approved by the Metropolitan Planning Commission and under no condition shall such lot or lots be made to produce less area than prescribed by the restrictive covenants as of record in Book _____ Page _____ R.O.D.C. Tennessee, running with the title to the property.

Name: _____ Date: _____

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE 2 PARCELS INTO 1 PARCEL.
2. RECORDING OF THIS PLAT VOIDS VACATES AND SUPERSEDES THE PREVIOUS PLAT AS OF RECORD IN PLAT BOOK 3180, PAGE 38, R.O.D.C.
3. THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY 1) WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.
4. BEARINGS SHOWN BASED ON THE DEED OF RECORD.
5. PROPERTY ZONED R40
6. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD BOUNDARY AND FLOODWAY MAP NO. 47037C0329 F DATED APRIL 20, 2001(ZONE"X").
7. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GROUND AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, WHETHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON TYPE, SIZE AND LOCATION OF THE UTILITIES SHOWN SHOULD BE DONE SO WITH THIS ORDINANCE CONSCIOUS. DETAILED NOTIFICATION OF EXISTENCE, IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO EXCAVATES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBILITY HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1867
8. ANY EXCAVATION, GRADING, FILL OR ANY OTHER DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND BE APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
9. BUILDING SETBACKS SHALL BE DETERMINED BY THE METROPOLITAN ZONING ORDINANCE.
10. THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE ADOPTED TREE ORDINANCE 094-1104 (METRO CODE CHAPTER 17.24, ARTICLE X, TREE PROTECTION AND REPLACEMENT) AND CHAPTER 17.40, ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES).
11. INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH PARCEL.
12. THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION.

DEED REFERENCE:
BEING PROPERTY CONVEYED TO TRUETT SMITH ETUX BY DEED OF RECORD IN BOOK 8088, PAGE 280, R.O.D.C.

PROPERTY MAP REFERENCE:
BEING PARCEL NO. 53.00 AS SHOWN ON DAVIDSON COUNTY PROPERTY MAP NO. 145.02.

LOT 18 TYNE CREST SECTION 5 CONSOLIDATION PLAT SUBDIVISION #2005S-		
DRAWN KSD	DATE 11/29/05	1494 Georgetown Ct.
APPROVED KSD	DATE 11/29/05	84th Councilmanic Dist.
SCALE 1" = 50'	SHEET 1 OF 1	PROJECT NO. 6115

Duclos Survey & Design, Inc
P.O. Box 241
Nolansville, TN 37135
Ph. 615-776-4232
Fax. 615-776-4231