THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24394-06-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $318,000.00. Affiant Subscribed and sworn to before me this 3rd day of February, 2006. Notary Public My Commission Expires: GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Joyce H. Doyle Sean W. Doyle 501 Hill Road Nashville, TN 37220	**Send Tax Bills To:** SunTrust Mortgage Inc. 201 Fourth Ave. N/7th Floor Nashville, TN 37219	**Tax Information:** Map No.181-00-0 Parcel No. 113.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeffrey W. Smiley, devisee under the last Will and Testament of Daisy L. Smiley**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sean W. Doyle and wife, Joyce H. Doyle** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6461 Holt Road, Nashville, Tennessee 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 3rd day of February, 2006.

Jeffrey W. Smiley, Devisee

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jeffrey W. Smiley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of February, 2006.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 02/09/06 14:11 2 pgs
Fees:13.00 Taxes:1176.60

20060209-0016306

EXHIBIT "A"

Land in the 6th Civil District of Davidson County, Tennessee, described according to a survey by Harold F. Morris, Surveyor, dated October 4, 1968, and being more particularly described as follows:

Tract 12 of the Subdivision of the Marvin W. Moore Farm, an unrecorded subdivision; being at a point in the southerly margin of Holt Road, said point being a common corner of Tract No. 11 and Tract No. 12; thence with the said southerly margin of Holt Road, in a curve, 20.13 feet to a point; thence, continuing with said southerly margin of Holt Road, South 78 deg. 43 min. 20 sec. East 228.23 feet to a point; thence leaving said southerly margin of Holt Road, South 1 deg. 46 min. 37 sec. West 651.55 feet to a point; thence North 89 deg. 24 min. 48 sec. West 366.02 feet to a point; thence North 11 deg. 07 min. 02 sec. East 710.31 feet to the point of beginning.

Being the same property conveyed to W.M. Smiley and wife, Daisy L. Smiley by deed dated November 7, 1978 from Peggy R. Brown, unmarried of record in Book 5361, page 701, Register's Office for Davidson County, Tennessee. W.M. Smiley predeceased Daisy L. Smiley, who died on August 20, 2001, leaving a Last Will and Testament which was probated to establish a muniment of title in Docket No. 05P1959, Probate Court of Davidson County, Tennessee, which Will devised said property to Jeffrey W. Smiley as part of the residuary estate.

This conveyance is made subject to:

1. 2006 Taxes which have been prorated by the parties and assumed by the Grantee;
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 10316, page 581; and
3. Easement Agreement of record in Book 7844, page 916, Register's Office for Davidson County, Tennessee.