0508076

Address New Owner:	Send Tax Bills to:	Map - Parcel
SEV BEDFORD, LLC	Same	117-10-112
4011 Armory Oaks Drive		
~~Nashville, TN 37204~~		

Davidson County DEEDWARR
Recvd: 02/23/06 13:47 3 pgs
Fees:18.00 Taxes:1184.00

20060223-0021292

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 of which is hereby acknowledged, ANDREW J. SMITH, JR. hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto SEV BEDFORD, LLC, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

(SEE ATTACHED EXHIBIT "A")

This is improved property known as 2406 Crestmoor Road, Nashville, TN.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever.

GRANTOR further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to said GRANTEE, its successors and assigns against the lawful claims of all persons claiming by, through or under him, but no further or otherwise.

Witness my hand and official seal at office this 20th day of February, 2006.

x Andrew J. Smith Jr.
ANDREW J. SMITH, JR.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named ANDREW J. SMITH, JR., the bargainor, 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 and official seal at office this 20th day of February, 2006.

Angela M. Otto
Notary Public

ANGELA M. OTTO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: 7-25-09

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideratin or value, whichever is greater, for this transfer is $ 320,000.00 .

Affiant

Subscribed and sworn to before me, this the 22 day of February, 2006.

Notary Public

My Commission expires:

7-29-06

JO ANN SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

This instrument prepared by:
Devereaux D. Cannon, Jr., Attorney
201 Fourth Avenue, North, Suite 150
Nashville, TN 37219

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 14, of Block "C", as shown on the Map entitled Hillsboro Views Development Company's Subdivision, of record in Plat Book 974, page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same proprty conveyed to Andrew J. Smith, Jr., by deed from Fred H. Brown and wife, Gertrude Brown, of record in Book 1678, page 529, dated January 5, 1949, said Register's Office.

THE PROPERTY HEREIN DESCRIBED IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTOR, HIS SPOUSE OR DEPENDENTS.