PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(dm) Title No: 46967
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 03/08/06 13:06 2 pgs
Fees:13.00 Taxes:229.40
20060308-0027031

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James Randolph Smith 2735 Larmon Ave. Nashville, Tennessee 37204	SAME

TAX MAP-PARCEL NUMBERS: 06013011900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$62,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Maura Nurse, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **James Randolph Smith** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Section Three, First Addition, Trinity Hills Village of record in Book 4460, page 32 Register's Office for said County.

Said Lot No. 106 fronts 50.0 feet on the easterly margin of Old Matthews Road and extends back 131.7 feet on the northerly line and 128.6 feet on the southerly line to a broken line in the rear, measuring 58.7 feet thereon.

Being the same property conveyed to Maura Nurse, unmarried by deed from Angiefield Robinson and husband, James H. Robinson, by and through William H. Robinson, Attorney-In-Fact of record in Book 9783, page 85 Register's Office for said County.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4460 Page 32, said Register's Office, which Plan shows a 30 foot minimum building setback line from Old Matthews Road and a 10 foot easement for public utility and drainage purposes along the rear line(s). And a 2.5 x 30 foot utility anchor easement located on the southwesterly front and northwesterly front corners of said lot. Subject to Restrictions of record in Book 4509, page 480, said Register's Office.

This is improved property, known as: 2633 Old Matthews Road, Nashville, Tennessee 37218

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 7th day of March, 2006.

Maura Nurse

State of TENNESSEE

County of DAVIDSON

On this 7th day of March, 2006 , before me the undersigned authority, personally appeared Maura Nurse, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $62,000.00

Affiant

Sworn and subscribed before me this the 7th day of March, 2006

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary Public