RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP44529 File Box "7"

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/17/06 15:28 2 pgs
Fees:13.00 Taxes:175.75

20060317-0031272

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of March, 2006

Janel L. McAlister
Notary Public

MY COMMISSION EXPIRES: 3-27-07

JANEL L. McALISTER NOTARY PUBLIC AT LARGE SUMNER CO., TENN.
MY COMMISSION EXPIRES: MARCH 27, 2007

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
G. Alan Smith	SAME AS NEW OWNER	93-10-212
P.O. BOX 100322		
Nashville, TN, 37224-0322		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Jerry C. Pendergrass

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

G. Alan Smith and Jeffrey Mann (2/3 interest and 1/3 interest, respectively)

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being the northeasterly part of Lot No. 1 on the Map of Orville Ewing's Addition to Nashville, as of record in Book 21, page 120, said Register's Office for said County, and described according to a copy of a survey made May 3, 1958, by Ralph W. C. Lambert, Surveyor, as follows:

BEGINNING at an iron spike at the southwest intersection of 6th Avenue South and Lea Avenue; thence with the margin of Lea Avenue, westerly 66.5 feet to an iron pin in the east line of Gavosdorf's lot; thence with Gavosdorf's east line, southerly 14.1 feet to an iron pin in the northerly margin of Lafayette Street, as now established and widened and shown by decree in Minute Book 36, page 116, 3rd Circuit Court; thence with margin of Lafayette Street, as widened and established easterly 53.9 feet to an iron pin at the beginning of a curve; thence around said curve having a radius of 16 feet, in an easterly and northerly direction 39 feet to the iron spike in the westerly margin of 6th Avenue South; thence with the margin of the same, northwestelry 9 feet to the beginning.

Unimproved ( )
This is improved (X) property known as 600 Lafayette Street, Nashville, TN 37203

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 17th day of March, 2006

Jerry C. Pendergrass by Alan D. Mazer AIF

JERRY C. PENDERGRASS
By: Alan D. Mazer, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared ALAN D. MAZER, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Attorney-in-Fact of JERRY C. PENDERGRASS, and that he as such Attorney-in-Fact, executed the foregoing instrument for the purposes therein contained, by signing the name of JERRY C. PENDERGRASS, by himself as such Attorney-in-fact.

WITNESS my hand and official seal at Nashville, Tennessee, this the 17th day of March, 2006.

Janet S. Davis
NOTARY PUBLIC

My Commission Expires: 5-24-2008

JANET S. DAVIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.