This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Jerry A. Smith
8112 Shady Place
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 04/18/06 09:56 2 pgs
Fees:13.00 Taxes:869.50
20060418-0043906

SEND TAX BILL TO:
Owner

MORTGAGEE:
Capital Bank & Trust Company
1820 West End Avenue
Nashville, TN 37203

MAP **119-9**
GROUP
PARCEL **206**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Robert J. Shaub, unmarried,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto **Jerry A. Smith, married** hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the Sixth, formerly the Ninth Civil District of Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of Logan Avenue, in the southerly line of the Old Patterson Tract of land known as the "Flat Rock Tract" thence with the westerly margin of said Avenue, southwardly 85 feet; thence westwardly parallel with the southerly side of said Patterson Tract 130 feet; thence northwardly and parallel with said Avenue, 85 feet to the southerly line of said Patterson tract; thence with same eastwardly 135 feet to the point of beginning.

Being the same property conveyed to Robert J. Shaub, unmarried by deed from Randall B. Thomas and wife, Elsie S. Thomas of record in Book 987, page 84, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is **improved** property known as **2839 Logan Street, Nashville, Tennessee 37204.**

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, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized 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; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 hand this the **12th** day of **April, 2006.**

Robert J. Shaub

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Robert J. Shaub,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 12th day of April, 2006.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $235,000.00.

AFFIANT

Subscribed and sworn to before me on this 12th day of April, 2006.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008