This instrument prepared by:
Thomas C. Scott, Esq.
Tune, Entrekin & White, P. C.
315 Deaderick Street, Suite 1700
Nashville, Tennessee 37238

Davidson County DEEDWARR
Recvd: 04/28/06 12:24 3 pgs
Fees:18.00 Taxes:157.25
20060428-0048936

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
Gary M. Carden 5006 Mountview Place Brentwood, Tennessee 37027	SAME	Map and Parcel ID # 16100002700

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John M. Smith**, an unmarried person, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Gary M. Carden,** ("Grantee"), his heirs, representatives and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 27th Councilmanic District of Nashville, Davidson County, Tennessee, being a part of Lot 1 on the Plan of William Stanley King subdivision, recorded in Book 6250, Page 710, Register's Office for said County and more particularly described as follows:

Beginning in the west right of way of Edmondson Pike at its intersection with the southerly line of said Lot 1, thence leaving said Edmondson Pike along said southerly line of Lot 1, S 87 degrees 17' 36" W, 371.58 feet; thence along a new line N 2 degrees 43' 29" W, 38.83 feet to the center of Seven Mile Creek; thence with said creek N 42 degrees 55' 39" E, 16.02 feet to the north line of said Lot 1; thence leaving said creek and with the north line of said Lot 1 N 87 degrees 17' 55" E, 357.92 feet to the said west right of way of Edmondson Pike; thence with said Edmondson Pike S 5 degrees 14' 43" E, 50.05 feet to the point of beginning and containing 0.42 acres, more or less.

Being a portion of the same property conveyed to the Grantor by deed of record as Instrument #20021003-0120446, Register's Office for Davidson County, Tennessee.

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 the Grantor does covenant 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, except as set forth below:

1. Driveway easement of record in Book 6616, Page 86, Register's Office for Davidson County, Tennessee as modified by Modification to Driveway Easement of record as Instrument No. 20060428-0048935 RODCT.

2. Matters shown on the Plat of record in Book 6250, Page 710, Register's Office for Davidson County, Tennessee.

And the Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned Grantor has executed this General Warranty Deed as of the 26 day of April, 2006.

John M. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John M. Smith,** the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 26th day of April, 2006.

Notary Public

ARGIE Y. NORWOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 11-14-09

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $42,500.00.

Affiant

Subscribed and sworn to before me this 26th day of April, 2006.

Notary Public

ARGIE Y. NORWOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 11-14-09

EXHIBIT A
Property Description

Land in the 27th Councilmanic District of Nashville, Davidson County, Tennessee, being a part of Lot 1 on the Plan of William Stanley King subdivision, recorded in Book 6250, Page 710, Register's Office for said County and more particularly described as follows:

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