Davidson County DEEDWARR
Recvd: 04/28/06 12:24 3 pgs
Fees:18.00 Taxes:83.25
20060428-0048937

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

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
John M. Smith 5433 Edmondson Pike Nashville, Tn. 37211	SAME	Map 161 Parcel 229

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, **Gary M. Carden,** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **John M. Smith,** ("Grantee"), his heirs, representatives and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows: **See Exhibit A attached hereto.**

Being a portion of the same property conveyed to the Grantor by deed recorded as Instrument No. 20050504-0049768, 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. All matters appearing on the Plan of record as Instrument No. 20060112-0004698, Register's Office for Davidson County, Tennessee; and

2. Sanitary Sewer Easement of record in Book 6255, Page 878, Book 7389, Page 142, and Book 7650, Page 660; TVA Line Easement of record in Book 1149, Page 569, and Book 2440, Page 378; Water Line Easement of record in Book 6616, Page 81, said Register's Office.

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 26th day of April, 2006.

Gary M. Carden

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 **Gary M. Carden**, 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 $22,500.00.

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

Land in the 27th Councilmanic District of Nashville, Davidson County, Tennessee, being part of Lot 1 shown on the Plan of Carden Subdivision, recorded in Instrument No. 20060112-0004698, Register's Office for said county and more particularly described as follows:

Commencing in the west right of way of Edmondson Pike at the southeast corner of Lot 2A shown on said Plan; thence leaving said Edmondson Pike and along the south line of Lot 2A S. 87 degrees 17 minutes 36 seconds W, 371.58 feet to the southwest corner of said Lot 2A; thence N 2 degrees 43 minutes 29 seconds W, 33.83 feet to the center of Seven Mile Creek; thence along the center of said creek N 42 degrees 55 minutes 39 seconds E, 16.02 feet to the point of beginning;

Thence leaving said Creek S 87 degrees 16 minutes 35 seconds W, 106.36 feet;
Thence N 8 degrees 26 minutes 48 seconds W, 151.32 feet;
Thence N 83 degrees 39 minutes 27 seconds E, 113.66 feet to the center of Seven Mile Creek;
Thence along the center of said Creek S 18 degrees 15 minutes 26 seconds E, 19.46 feet;
Thence S 41 degrees 51 minutes 38 seconds E, 53.68 feet;
Thence S 22 degrees 05 minutes 12 seconds E, 33.46 feet;
Thence S 5 degrees 59 minutes 02 seconds W, 29.2 feet;
Thence S 42 degrees 55 minutes 39 seconds W, 52.8 feet to the point of beginning and containing 0.48 acre, more or less.