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THIS INSTRUMENT PREPARED BY: ***Douglas A. Brace, Reg. #3485*** ***ORTALE, KELLEY, HERBERT & CRAWFORD*** *200 Fourth Avenue North, Third Floor* *P.O. Box 198985* *Nashville, TN 37219-8985* *(615) 256-9999* Davidson County DEEDWARR Recvd: 05/01/06 14:33 2 pgs Fees:13.00 Taxes:820.29 20060501-0049861	*STATE OF TENNESSEE]* *COUNTY OF DAVIDSON]* *The actual consideration or value, whichever is greater, for this transfer is $221,700.00.* Sarah B. Smith *Affiant* *SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF APRIL, 2006.* NOTARY PUBLIC AT LARGE Rubye Rainey My Commission expires: March 4, 2007 STATE OF TENNESSEE

Name and Address of New Owner:

Sarah B. Smith
7386 Bridle Drive
Nashville, TN 37221

Send Tax Bills To:

NEW OWNER

Street Address of Subject Property:	**Map and Parcel:**
7386 Bridle Drive Nashville, TN 37221	142-3-76

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DIANA K. BLINES,** an unmarried woman, hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto **SARAH B. SMITH,** an unmarried woman, hereinafter called "**GRANTEE,**" her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 314 on the Plan of Walnut Hill Manor, Section One, of record in Book 4460, page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael A. Blines and wife, Diana K. Blines, by Warranty Deed from James R. Wills and wife, Sandra C. Wills, of record in Book 7295, page 661, Register's Office for Davidson County, Tennessee. The said Michael A. Blines having since died.

The conveyance of the above described parcel of land is subject to:

1. Davidson County property taxes for 2006 which have been prorated between the parties and assumed by Grantee.

2. All matters shown on Plan of Walnut Hill Manor, Section One, of record in Book 4460, page 108, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 4643, page 946, as amended of record in Book 5057, page 885, and Book 5440, page 138, Register's Office for Davidson County, Tennessee.

4. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of ways for public utilities applicable to this property.

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, her heirs and assigns, forever; and Grantor does covenant with the said Grantee that she 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 further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said Grantee, her 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 28th day of April, 2006.

DIANA K. BLINES

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 **DIANA K. BLINES,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office, the day and year first above written.

NOTARY PUBLIC

My commission expires:

RUBYE RAINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Rubye Rainey
My Commission Expires
March 4, 2007
STATE OF TENNESSEE

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