03

Fidelity Title
45 A

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(_____) Title No: 47831
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/06/06 13:32 2 pgs
Fees:13.00 Taxes:1193.25

20060706-0081029

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Robert Wendell Smith Elizabeth B. Smith 4400 Belmont Park Terrace #158 Nashville, Tennessee 37215	ABN AMRO Mortgage Group, Inc. 2600 W. Big Beaver Road Troy, Michigan 48084

TAX MAP-PARCEL NUMBERS: 131030B15800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$322,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ellen J. Gross, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert Wendell Smith and wife, Elizabeth B. Smith** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Building Site No. 158 on the Plan of Arden Place Section III of record in Book 4660, page 152 Register's Office for said County, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Balie C. Gross, III and wife, Ellen J. Gross by deed from Sharon R. Howard, an unmarried person of record in Book 11765, page 287, said Register's Office. By Quitclaim Deed of record in Doc. No. 200008-180081911 Register's Office for said County, subject property was conveyed to Ellen J. Gross.

Balie Cartwright Gross, III, spouse of Ellen J. Gross joins in this conveyance solely to convey any and all marital interest he may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4660 Page 152, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description thereof. The Declaration of Covenants, Conditions and Restrictions of record in Book 4754, page 455, Book 4819, page 564, Book 4916, page 277, Book 5019, page 942, Book 5091, page 66Book 5129, page 120, Book 5163, page 384, Book 5231, page 375, Book 5351, page 592 Book 5514, page 636, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 4400 Belmont Park Terrace, #158, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of June, 2006.

Ellen J. Gross

Balie Cartwright Gross, III

State of TENNESSEE

County of DAVIDSON

On this 30th day of June, 2006 , before me the undersigned authority, personally appeared Ellen J. Gross and Balie Cartwright Gross, III to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $322,500.00

Affiant

Sworn and subscribed before me this the 30th day of June, 2006

Notary Public

My Commission Expires: 2/22/2009

WILLIAMSON COUNTY, TN DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC