THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25594-06-2006** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,600,000.00. Affiant Subscribed and sworn to before me this 6th day of July, 2006. NOTARY PUBLIC AT LARGE/Notary Public J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: Justin J. Smith, and Wendy M. Hafner 435 Lynnwood Blvd Nashville, TN 37205	**Send Tax Bills To:** New owners	**Tax Information:** Map No.116-15 Parcel No. 54.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert S. Henry and wife, Traci C. Henry**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Justin J. Smith and wife, Wendy M. Hafner** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 435 Lynnwood Blvd, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 6th day of July, 2006.

Robert S. Henry

Traci C. Henry

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Robert S. Henry and Traci C. Henry**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of July, 2006.

Notary Public

My Commission Expires:

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 25, 2009
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 07/11/06 13:59 2 pgs
Fees:13.00 Taxes:5920.00

20060711-0083264

EXHIBIT "A"

Land in Davidson County, Tennessee, being the southerly 238 feet front and 102 feet rear of Lot No. 110 an the Plan of a re-subdivision of part of Royal Oaks Subdivision, as of record in Plat Book 974, pages 4 and 5, Register's Office for Davidson County, Tennessee, to which a plat reference is made for a more complete and accurate legal description.

Said portion of Lot No. 110 fronts 238 feet on the westerly margin of Lynwood Boulevard and extends back 304 feet on the northerly line and 346 feet on the southerly line to a dead line in the rear, measuring 102 feet thereon.

Being the same property conveyed to Robert S. Henry and wife, Traci C. Henry by Deed dated March 1, 2002 from Harold Ray Ragsdale, unmarried of record in Instrument No. 20020307-0028696, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 974, pages 4 and 5, Register's Office for Davidson County, Tennessee.