THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 25660-07-2006** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $260,000.00. Affiant Subscribed and sworn to before me this 28th day of July, 2006. Notary Public My Commission Expires:

GEORGE E. MUDTER JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Kristin T. Smart, Clint M. Smart 7044 Allens Lane Nashville, TN 37221	AmSouth Bank 2050 Parkway Off. Cr. Birmingham, AL 35244	Map No.155.03-0D Parcel No. 029.00-CO

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, **Darrel E. Hanbury and wife, Denise P. Hanbury, a/k/a Denise Hanbury**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kristin T. Smart and Husband, Clint M. Smart** ("Grantee"), its 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 7044 Allens Lane, Nashville, TN 37221

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 28th day of July, 2006.

Darrel E Hanbury by Denise P Hanbury

Darrel E. Hanbury by Denise P. Hanbury, Denise P. Hanbury
As Attorney-In-Fact

Davidson County DEEDWARR
Recvd: 08/03/06 08:49 2 pgs
Fees:13.00 Taxes:962.00

20060803-0094391

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Denise P. Hanbury**, 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 28th day of July, 2006.

GEORGE E. MUDTER JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires JULY 19, 2008

State of Tennessee, County of Davidson

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, Denise P. Hanbury, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Darrel E. Hanbury as his Attorney-In-Fact, as the free act and deed of the within named Darrel E. Hanbury.

Witness my hand and official seal at Nashville, Tennessee this 28th day of July, 2006.

GEORGE E. MUDTER JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires JULY 19, 2008

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of First Revision Section 2 Allens Green, as of record in Plat Book 9700, page 109, amended in Book10645, page 699, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Darrel E. Hanbury and wife, Denise Hanbury by Deed dated January 30, 2004 from Cameron W. Benson and wife, Virginia B. Benson of record in Instrument No. 20040203-0012747, 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. Declaration of Covenants, Conditions and Restrictions for Allens Green of record in Book 9231, page 789, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Dedication of common area to Allens Green Homeowners Association, Inc. of record in Book 11411, page 193, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 9700, page 109, amended in Book 10645, page 699, Register's Office for Davidson County, Tennessee.
5. Easement for ingress/egress of record in Book 9227, page 976, Register's Office for Davidson County, Tennessee.
6. Easement of record in Book 8278, page 236, Register's Office for Davidson County, Tennessee.
7. Easement for public utilities of record in Book 8626, page 884, Register's Office for Davidson County, Tennessee.
8. Storm water detention agreement of record in Book 9278, page 36, Register's Office for Davidson County, Tennessee.