THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
HARRIS TITLE & ESCROW, LLC **40 Burton Hills Boulevard** **Suite 150** **Nashville, Tennessee 37215** **615.665.9766** **File # 0607055** **Record and Return to:** **Lawyer's Escrow Services** **2021 Richard Jones Road** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $462,500.00. Affiant Subscribed and sworn to before me this 4th day of August, 2006. Notary Public My commission expires: My Commission Expires JULY 21 2007

Davidson County DEEDWARR
Recvd: 08/07/06 12:22 2 pgs
Fees:13.00 Taxes:1711.25
20060807-0096521

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NUMBERS:
Brock E. Smith 3800 Abbott Martin Road Nashville, TN 37215	Same	MAP 116-12 PARCEL 96

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Hazel I. Hughes also known as Hazel M. Hughes** (the "Grantor"), unmarried, has this day bargained and sold, and does hereby transfer and convey to **Brock E. Smith, unmarried**, (the "Grantee"), Grantee's successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 34th Councilman District of Nashville, Davidson County, Tennessee, being a part of lot 18 on the plan of Woodmont Lane Homesites recorded in book 1130, page 13, Register's office for said county and more particularly described according to an unrecorded Category I survey prepared by John Kohl & Company, licensed Tennessee surveyors dated August 2, 2006, as follows:

Beginning in the North right of way of Abbott Martin Road at an iron pin located 45.27 feet West of a concrete monument at the Southwesterly turn-out of said Abbott Martin Road and Estes Road; thence along said Abbott Martin Road N 87° 34' 11" W, 129.48 feet to an iron pin at the corner of Lots 18 and 19; thence leaving said right of way N 7° 45' 40" W, 176.68 feet to a concrete monument at the common corner of Lots 18, 19, 24 and 25 shown on said plan; thence along the line of Lots 18 and 25, N 59° 24' 07" E, 39.12 feet to an iron pin; thence S 67° 23' 38" E, 16.52 feet to an iron pin in the line of Lots 17 and 18; thence along the line of said Lots 17 and 18, S 28° 15' 01" E, 220.36 feet to the point of beginning and containing 0.39 acre, more or less.

Being part of the same property conveyed to Charles M. Hughes and wife, Hazel M. Hughes, the said Charles M. Hughes having died May 17, 2004, leaving title vested in Hazel M. Hughes as the surviving Tenant by the Entireties.

This conveyance is made subject to:

1. Taxes for 2006, which have been prorated and assumed by the Grantee.
2. All matters shown on the Plan of record in Book 1130, page 13, amended in Book 9190, page 667, Register's Office of Davidson County Tennessee.
3. Easements and Restrictions of record in Book 9578, page 956, Register's Office of Davidson County Tennessee.
4. All matters shown on the unrecorded Category I survey prepared by John Kohl & Company, licensed Tennessee surveyors, dated August 2, 2006, and referenced as file number 5-00747-3.
5. Mutual Driveway Easement being recorded contemporaneously herewith as instrument No. 20060807-0096520, Register's Office of Davidson County, Tennessee.

This is improved property known as: 3800 Abbott Martin Road, Nashville, TN 37215

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to Grantee and Grantee's successors, heirs and assigns, forever. **GRANTOR**

COVENANTS that she is lawfully seized of said land in fee simple, has a good right to convey it, and that the same is unencumbered unless otherwise indicated in this document. **GRANTOR FURTHER COVENANTS** and binds herself and her successors, heirs, and assigns to warrant and forever defend the title to said land to Grantee and Grantee's successors, heirs, and assigns against the lawful claims of all persons.

WITNESS THE EXECUTION HEREOF this 4th day of August, 2006.

Hazel I. Hughes

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared, Hazel I. Hughes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office, this 4th day of August, 2006.

Notary Public

My commission expires:

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2009