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Gullet
Lee

Davidson County DEEDWARR
Recvd: 08/16/06 16:08 2 pgs
Fees:13.00 Taxes:1480.00

20060816-0101174

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $400,000.00. Affiant Subscribed and sworn to before me, this 16th day of August, 2006. Notary Public My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 27, 2007

Address New Owner As Follows: HR Properties of Tennessee 4219 Hillsboro Pike, Suite 332 Nashville, TN 37215	Send Tax Bills To: New Owner	Map-Parcel Number: 145-02-0-0900

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 consideration, the receipt of which is hereby acknowledged, **MARGARET SMITH**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **HR PROPERTIES OF TENNESSEE,** a Tennessee general partnership, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Seven Hills, Section IX, of record in Book 3500, page 51, Register's Office for Davidson County, Tennessee, as follows:

Beginning at a point in the south terminus of Chalmers Drive, a corner of this lot and a tract marked "Reserved"; thence with the line of said Tract, southwesterly 212.6 feet to a corner of Lot No. 3; thence with the line between Lots Nos. 2 and 3, easterly 182.58 feet to a corner of Lot No. 4; thence with the line between Lots 2, 4 and 5, easterly 168.76 feet to a point; thence northerly 31.5 feet to a corner of Lot No. 1; thence with the line between Lots 1 and 2, northwesterly 261.1 feet to the terminus of Chalmers Drive; thence along the south terminus of said Drive, westerly, around a slight curve, 64.5 feet to the point of beginning.

Being the same property conveyed to William U. Smith and wife, Margaret Smith by deed from John F. Green and Jeanne McDermut Green, of record in Book 4129, page 173, Register's Office for Davidson County, Tennessee; the said William U. Smith having since died.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2006 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 3500, page 51, Register's Office for said County.

3. Easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, of record in Book 4846, page 342, Register's Office for Davidson County, Tennessee.

This is improved property known as 4720 Chalmers Drive, Nashville, TN 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, its successors and assigns, forever; and I covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 16th day of August, 2006.

Margaret Smith

Margaret Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARGARET SMITH**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16 day of August, 2006.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 27, 2007