This instrument was prepared by:

Overland Title Company, LLC
5121 Maryland Way, Suite 200
Brentwood, TN 37027
2006080046

Davidson County DEEDWARR
Recvd: 09/01/06 09:51 2 pgs
Fees:13.00 Taxes:551.30
20060901-0108212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $149,000.00

Sworn to and subscribed before me this 30th day of August, 2006.

KATHY J. BYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant

Notary Public
My Comm. Expires: 9/19/09

Address of New Owner:

Chris Wallin
822 Meridian Street
Nashville, TN 37207

Send Tax Bills to:

Chris Wallin
5523 Brick Church Pike
Goodlettsville, TN 37072

Map-Parcel Numbers:

82-7-95

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Erna C. Smith**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Chris Wallin and Camille M. Schmidt Wallin**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 137 in the unrecorded portion of V. S. Lindsley's Addition, as of record in Book 57, page 25, Register's Office for said County, described as follows:

Beginning in the western margin of Meridian Avenue, at the southeast corner of Lot No. 136; thence with said Avenue, southerly 50 feet to a point 550 feet northerly from the northerly margin of Hancock Street (formerly Center Street); thence at right angles to said Avenue, westerly 174-1/4 feet to the easterly margin of an alley; thence with said alley, northerly 50 feet to the southwest corner of said Lot No. 136; thence with the southerly line of said lot, easterly 174-1/4 feet to the beginning.

Being the same property conveyed to Oliver N. Smith by Special Warranty Deed from Commerce Union Bank, a Tennessee banking corporation, recorded on the 17th day of June, 1982 in Deed Book 5899, Page 381, in the Register's Office of Davidson County, Tennessee. The said Oliver N. Smith having since died on July 26, 1995, and pursuant to his Last Will and Testament he devised said property to Erna C. Smith, Probate No. 95P-1476, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; 2006 real property taxes; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

All matters on the unrecorded portion of V. S. Lindsley's Addition, as of record in Book 57, Page 25, Register's Office for Davidson County, Tennessee.

This is improved property known as **822 Meridian Street, Nashville, TN 37207.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 30th day of August, 2006

Erna C. Smith

Erna C. Smith

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Erna C. Smith, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of August, 2006.

Kathy J. Byers

Notary Public

My Comm. Expires: 9/19/09

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY