Davidson County DEEDWARR
Recvd: 09/07/06 09:51 2 pgs
Fees:13.00 Taxes:2997.00

20060907-0110549

State of Tennessee
County of

The actual consideration or value whichever is greater is $810,000.00.

Subsribed and sworn before me this the 24th day of August, 2006.

Affiant

Notary Public

(Affix Seal)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

WARRANTY DEED

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc. 600566

214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Phillip Smith and wife, Pamala Blalock Smith
810 Foster Hill
Nashville, TN 37215

Send tax bills to:
NEW OWNER

Map 117-13-B Parcel 173CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Richard A. Davis and wife, Shari Davis

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Phillip Smith and wife, Pamala Blalock Smith

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 810 on the Plan of Final Plat Abbottsford Phase 2, a Planned Unit Development, as shown on plat of record in Instrument Number 20010502-0044874, as corrected by Plat of Correction of record in Instrument Number 20020305-0027572, as corrected by Instrument of Correction of record in Instrument Number 20020828-0104512, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all of the same property conveyed to Richard A. Davis and wife, Shari Davis, by Warranty Deed dated Novemer 14, 2003 of record in Instrument Number 20031117-0167338, said Register's Office.

Subject to taxes for the year 2006, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 810 Foster Hill, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it , and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 24th day of August, 2006.

Richard A. Davis

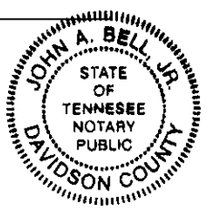
Shari Davis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Richard A. Davis and wife, Shari Davis, the bargainors, 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 and official seal, this 24th day of August, 2006.

My commission expires:



John A. Bell, Jr.
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE
My Commission Expires
July 24, 2010

Notary Public