PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 11/14/06 13:36 2 pgs
Fees:13.00 Taxes:2664.00
20061114-0141389

W & I Ref:(_____) Title No: 48327
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Byron W. Smith Beth A. Smith 3510 Echo Hill Road Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 11710002600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$720,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Virginia B. Grantham, a widow who has not remarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Byron W. Smith and spouse, Beth A. Smith** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 11 of block 4 on the plan of Woodmont Estates, as of record in Book 974, page 29, Register's Office for said County, being part of lots nos. 3 and 4 on the Plan of Samuel Watkins' Farm Lands, as of record in Book 57, page 16, said Register's Office. Beginning at a point on the northeasterly side of Echo Hill Road, 721.1 feet southeasterly from the southeast corner of Woodmont Avenue and said Echo Hill Road, being the southwest corner of Lot No. 12 on Plan and running thence southeasterly, with the northeasterly side of said Echo Hill Road, 190.9 feet to the northwesterly corner of lot No. 10 on said Plan; thence northeasterly with the line between said lots, Nos. 10 and 11, 317 feet to the line of lot No. 17 on said plan; thence northerly with the line between said lots Nos. 11 and 17, 170 feet to the line of lot No. 16 on said plan; thence north 86°30' west with the line between said lots Nos. 11 and 16, 85 feet to the southwest corner of said lot No. 16, also being the southeast corner of lot No. 12; and thence southwesterly with the line between said lots Nos. 11 and 12; 325 feet to the beginning.

Being the same property conveyed to Dewey W. Grantham and wife, Virginia B. Grantham by deed from James Robert Bratton and wife, Mary H. Bratton of record in Book 4540, page 313, said Register's Office. By Quitclaim Deed of record in Book 10296, page 378 Register's Office for said County, subject property was conveyed to Dewey W. Grantham and Virginia B. Grantham, as tenants in common. The said Dewey W. Grantham has since died. By Quitclaim Deed of record in Doc. No. 20051122-0141087, said Register's Office, subject property was conveyed to Virginia B. Grantham.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 974 Page 29, said Register's Office. Easement for sanitary sewers and/or storm drainage granted to the Metropolitan Government of Nashville and Davidson County, Tennessee by instrument of record in Book 4088, page 869, said Register's Office.

This is improved property, known as: 3510 Echo Hill Road, Nashville, Tennessee 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 13th day of November, 2006.

Virginia B. Grantham

State of TENNESSEE
County of DAVIDSON

On this 13th day of November, 2006 , before me the undersigned authority, personally appeared Virginia B. Grantham , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $720,000.00

Affiant

Sworn and subscribed before me this the 13th day of November, 2006

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary Public