THIS INSTRUMENT PREPARED BY:
J. Frank Rudy, Jr., Esq.
Colbert & Winstead, P.C.
1812 Broadway
Nashville, Tennessee 37203

Davidson County DEEDWARR
Recvd: 11/22/06 13:04 3 pgs
Fees:18.00 Taxes:462.50
20061122-0145210

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Affiant

SUBSCRIBED AND SWORN to before me, this 20th day of November, 2006.

Notary Public Kim D. Vaught
My Commission Expires: 1/5/2008

KIM D. VAUGHT NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Jack H. Smith, Jr. 304 East Marthona Drive Madison, TN 37115	Jack H. Smith, Jr. 304 East Marthona Drive Madison, TN 37115	Map/Parcel 42-15-65.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, Russell H. Beaty and wife, Pamela Beaty ("Grantors"), have this day bargained and sold, and do hereby transfer and convey unto Jack H. Smith, Jr. ("Grantee"), his successors and assigns, all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS NOS. 188, 189, 190 AND 191 BLOCK "B" ON THE UNRECORDED PLAN OF MARTHONNA SUBDIVISION, AND DESCRIBED ACCORDING TO A COPY OF A PLAN MADE IN DECEMBER 1937, BY J. SWAFORD, SURVEYOR, AND FURTHER DESCRIBED ACCORDING TO SURVEY OF MAY 15, 1979 AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF EAST MARTHONNA ROAD, FORMERLY EZZELL ROAD EAST, AT THE COMMON CORNER OF LOTS NOS. 187 AND 188; THENCE WITH THE LINE BETWEEN SAID LOTS WESTERLY 422.5 FEET TO A POINT;

THENCE NORTHERLY 100 FEET TO THE CORNER OF LOTS 191 AND 192; THENCE WITH THE LINE BETWEEN SAID LOTS, EASTERLY 422.5 FEET TO THE WESTERLY MARGIN OF EZZELL ROAD EAST; THENCE WITH THE MARGIN OF THE SAME SOUTHERLY 100 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO RUSSELL H. BEATY AND WIFE, PAMELA BEATY, AS TENANTS BY THE ENTIRETY BY WARRANTY DEED FROM GARY H. SOUTH AND WIFE, ANN E. SOUTH, RECORDED ON THE 15TH DAY OF DECEMBER, 1980 IN DEED BOOK 5690, PAGE 616, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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. Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have good right to convey it. Grantors covenant with Grantee that Grantors will warrant and forever defend title to the Premises against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have executed this instrument as of the 20th day of November, 2006.

GRANTORS:

RUSSELL H. BEATY

PAMELA BEATY

(INTENTIONALLY LEFT BLANK)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, **Russell H. Beaty**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of November, 2006.

KIM D. VAUGHT NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Kim D. Vaught
Notary Public Kim D. Vaught

My commission expires:
1/5/08

STATE OF TENNESSEE)
COUNTY OF DAVDISON)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, **Pamela Beaty**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of November, 2006.

KIM D. VAUGHT NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Kim D. Vaught
Notary Public

My commission expires:
1/5/08