WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $103,000.00.

Affiant

Subscribed and sworn to me on February 27, 2007.

NOTARY PUBLIC

My Commission Expires: 1/3/11

JOHN COBB ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 03/02/07 14:07 2 pgs
Fees:13.00 Taxes:381.10
20070302-0026080

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Mitchell C. Martin 1110 Eastdale Ave Nashville, TN 37216	Capital Bank & Trust Company 1808 West End Ave., Suite 600 Nashville, TN 37203	06111019400

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Allen Winston Smith, Jr. executor of the estate of Francis T. Smith, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Mitchell C. Martin, unmarried, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 126 on the map of Eastdale Place, as of record in Book 547, page 29, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 126 fronts 80 feet on the Southerly side of Eastdale Avenue and runs back between parallel lines 170 feet to a dead line.
>
> Being the same property conveyed by Warranty Deed dated May 26, 1954 to Allen Winston Smith, Sr. and wife, Francis T. Smith of record in Book 2280, page 177, Register's Office for Davidson County, Tennessee. Allen Winston Smith, Sr. died testate on February 18, 2005, and his will was probated in the 7th Circuit Court (Probate Division) in Davidson County, Tennessee, Docket No. 05P-859. Francis T. Smith died testate on May 11, 2005 and her will was probated in the 7th Circuit Court (Probate Division) in Davidson County, Tennessee, Docket No. 05P-816, appointing Allen Winston Smith, Jr. as executor of her estate.
>
> The conveyance of the above-described parcel of land is subject to the following:
>
> 1. 2007 Davidson County and subsequent taxes are assumed by the Grantees; and
> 2. Plat of record in Book 547, Page 29, Register's Office Davidson County, Tennessee.
> 3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
>
> This property is also known as improved property located at 1110 Eastdale Avenue, Nashville, TN 37216.

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, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized 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; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors and assigns, against the lawful claims of all

persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands on February 27, 2007.

Allen Winston Smith, Jr. Exec.
Allen Winston Smith, Jr., executor of the
estate of Francis T. Smith

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On February 27, 2007, before me personally appeared Allen Winston Smith, Jr. executor of the estate of Francis T. Smith to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on February 27, 2007.

John Cobb Rochford
NOTARY PUBLIC

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 1/3/2011