WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/02/07 13:53 2 pgs
Fees:13.00 Taxes:888.00
20070402-0039038

State of Tennessee)
County of Williamson)

G#3598-2

The actual consideration or value, whichever is greater, for this transfer is **$240,000.00**.

Affiant

Subscribed and sworn to before me, this the 28th day of March, 2007.

Notary Public

My commission expires:

JEFF FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
AFFIX SEAL
WILLIAMSON COUNTY
My Commission Expires December 19, 2009

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
DEANNA FAYE HILL SMITH	American Home Mortgage	**Map 118-13-0 Parcel 055.00**
950 Caldwell Lane	4650 Regent Blvd, Ste 100	
Nashville, TN 37204	Irving TX 75063-2250	

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

JAMES CARLISLE FOLGER and wife, JESSICA GRACE SPELTZ

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DEANNA FAYE HILL SMITH, an unmarried woman

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 4 on the Final Plat of Folger, as of record in Book 6200, Page 650, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to John K. Folger and Mary H. Folger, Co-Trustees under a Trust for the benefit of James Carlisle Folger, by Installment Deed dated June 27, 1984, from Fannie L. Zeitlin, unmarried, of record in Book 6326, Page 893, Register's Office for Davidson County, Tennessee. And further being part of the same property conveyed to James Carlisle Folger by Quitclaim Deed dated November 18, 1993, from John K. Folger and Mary H. Folger, Co-Trustees under a Trust for the benefit of James Carlisle Folger, of record in Book 9218, Page 342, said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

JESSICA Grace Speltz, spouse of the above named James Carlisle Folger, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the hereinabove described property, including any marital rights and homestead exemption.

This is IMPROVED (__X__) unimproved (____) property, known as: **1000 A & B Caldwell Lane, Nashville, TN 37204**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a 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 heirs 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 my/our hand(s) this **28th** day of **March, 2007.**

JAMES CARLISLE FOLGER

JESSICA GRACE SPELTZ

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JAMES CARLISLE FOLGER and wife, JESSICA GRACE SPELTZ,** 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 at Nashville, Tennessee, this **28th** day of **March, 2007.**

Notary Public

My Commission Expires: 11-19-08

KATHY HAND WILLIAMSON COUNTY TENN. STATE OF TENNESSEE NOTARY PUBLIC