LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

Davidson County DEEDWARR
Recvd: 04/27/07 11:47 3 pgs
Fees:18.00 Taxes:7770.00

20070427-0050449

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994 SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $2,100,000.00. Nicholas Greco Affiant Subscribed and sworn to before me, this 20th day of April, 2007. Notary Public My Commission Expires: 7-21-07

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Richard C. Smith, Jr. and Mary Dale Smith 805 Timber Lane Nashville, TN 37215	SAME	117-02-0 049.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BOB HALEY,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **RICHARD C. SMITH, JR. AND WIFE, MARY DALE SMITH**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northerly 100 feet of the westerly 265 feet of Lot No. 31 on the Map of Forest Park Land Improvement Company's Subdivision, of record in Book 161, page 144, Register's Office for said County.

BEGINNING on the easterly margin of Forest Park Avenue, formerly Maplewood Avenue, at the corner of Lots Nos. 30 and 31; thence with the line between said two lots, eastwardly 265 feet; thence at right angles, southwardly 100 feet; thence at right angles westwardly 265 feet to the easterly margin of Forest Park Avenue; thence with the easterly margin of said Avenue, northwardly 100 feet to the beginning.

LAND in Davidson County, Tennessee, being the easterly part of Lot No. 31 on the plan of Forest Park Land Improvement Company's Subdivision, as of record in Book 161, page 144, Register's Office for said County, described as follows:

BEGINNING at a point on the line between Lots Nos. 30 and 31 on said plan, 265 feet easterly from the easterly margin of Parker, formerly Maplewood Avenue, said point being the northeast corner of a part of Lot No. 31 conveyed to William S. Riddle, Jr., by deed from Hattie Hampton Swann and husband, of record in Book 700, page 667, said Register's Office; thence with the line between said Lots Nos. 30 and 31, eastwardly 149.7 feet to a point in the western boundary line of Block No. 5 on the plan of Stokes Tract, as of record in Book 974, page 24, said Register's Office; thence with the western boundary line of said Stokes Tract, southwestwardly 247 feet; thence westwardly 6 feet to a point on the eastern boundary line of a part of Lots Nos. 31 and 32 conveyed to Mrs. Bernice C. Trimble by deed from Hattie Hampton Swann, et al, of record in Book 770, page 338, said Register's Office; thence with the eastern boundary line of said Trimble Tract and said Riddle Tract, northwardly 200 feet to the beginning.

INCLUDED in the above description, but expressly EXCLUDED there from is that portion of the property conveyed to Bernice B. Trimble by deed from Paul T. Manchester and wife Emiline S. Manchester, of record in Book 3613, page 615, Register's Office for Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being a portion of the easterly part of Lot No. 31 on the plan of Forest Park Land Improvement Company's Subdivision as of record in Book 161, page 141, Register's Office for said County, described as follows:

BEGINNING at a point on the line in the center (100 feet on each side) of Lot 31 on said plan, 265 feet from the easterly margin of Timber Lane, formerly Parker Avenue and Maplewood Avenue, said point being the northeasterly corner of southern one-half of Lot No. 31 conveyed to Mrs. Bernice B. Trimble by deed from Hattie Hampton Swann, et al, of record in Book 770, page 338, said Register's Office; thence from this point eastwardly 77.5 feet to a point on the westerly boundary line of Block No. 5 on the plan of Stokes Tract, as of record in Book 974, page 24, said Register's Office; thence southwestwardly 119.5 feet to a point; thence westwardly 6 feet to a point on the eastern boundary line of part of Lot 31 and 32; thence northwardly along this line 100 feet to the beginning.

Being the same property conveyed to Bob Haley by deed from Michael John C. Smith and wife, Sally B. Smith, of record as Instrument No. 20051123-0141360, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

The subject property is not the usual place of residence of the Grantor or his spouse.

This conveyance is made subject to:

1. 2007 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 161, page 144, Register's Office for Davidson County, Tennessee.

This is improved property known as 805 Timber Lane, Nashville, TN 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 Grantees, their heirs and assigns, forever; and I 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 further covenant and bind myself, my heirs and assigns, 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 person whomsoever.

WITNESS my hand this 20 day of April, 2007.

Bob Haley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BOB HALEY**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20 day of April, 2007.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010