WARRANTY DEED

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES JULY 19, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $62,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF APRIL, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 07-02081 MCCLENDON

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
David Pritchard	Same	093-15-0-305.00
1021 2nd Avenue South		
Nashville, TN 37210		

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

JESSE MICHAEL SMITH, A MARRIED MAN

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

DAVID PRITCHARD, AN UNMARRIED MAN

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

SEE EXHIBIT "A"

This is improved property known as 1021 2nd Avenue South, Nashville, TN 37210

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; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its 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 My hand on the 30th day of April, 2007.

Jesse Michael Smith

Jesse Michael Smith

Davidson County DEEDWARR
Recvd: 05/03/07 09:28 2 pgs
Fees:13.00 Taxes:229.40

20070503-0052880

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, JESSE MICHAEL SMITH, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of April, 2007.

Notary Public

My Commission Expires:

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES JULY 19, 2008

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTH 40 FEET OF LOT NO. 8, IN PAUL'S ELYSIAN GROVE PLAN, OF RECORD IN PLAT BOOK 1, PAGE(S) 134, CHANCERY COURT IN NASHVILLE, TENNESSEE SAID 40 FEET OF LOT NO. 8 FRONTS 40 FEET ON THE WEST SIDE OF SOUTH MARKET STREET, NOW SECOND AVENUE SOUTH, AND RUNS BACK BETWEEN PARALLEL LINES 137 FEET, MORE OR LESS, TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JESSE MICHAEL SMITH BY WARRANTY DEED FROM EDWARD PERRY CHRISMON, RECORDED ON THE 19TH DAY OF DECEMBER, 2006 IN INSTRUMENT NO. 20061219-0156125; LAST WILL AND TESTAMENT OF RICHARD CHRISMON, JR. IN PROBATE FILE 03-P-1833, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. ALSO BEING THE SAME PROPERTY CONVEYED TO RICHARD CHRISMON, JR. BY DEED DATED FEBRUARY 27, 1976, IN BOOK 5002, PAGE 426, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

**SUBJECT PROPERTY IS INVESTMENT PROPERTY AND NOT THE PRINCIPAL RESIDENCE OF SAID GRANTOR OR SPOUSE.

THIS conveyance is subject to any and all zoning regulation, building restriction, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.