THIS INSTRUMENT PREPARED BY ERNEST SMALLMAN,III-ATTORNEY AT LAW,
307 LIND STREET, McMINNVILLE, TN 37110
3946 CHAMBLEE TUCKER ROAD, ATLANTA, GA 30340

Davidson County DEEDWARR
Recvd: 05/08/07 14:05 2 pgs
Fees:13.00 Taxes:499.50
20070508-0055315

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration fro this transfer or value of the property transferred, whichever is greater is $135,000.

Affiant

Subscribed and sworn to before me this 1 day of May 2007.

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 8/10/10

ERNEST SMALLMAN, III)
)
TO:)
)
WILLIAM HARMON SMALLMAN)

WARRANTY DEED

KNOWN BY ALL MEN THESE PRESENT THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, receipt of which is acknowledged, and other good and valuable consideration, I, ERNEST SMALLMAN, III, an unmarried person hereinafter called GRANTOR, have bargained and sold and by these present do hereby sell, transfer, and convey to WILLIAM HARMON SMALLMAN, hereafter called GRANTEE, his heirs and assigns the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot # 56 on the plan of Kirkwood Heights, the W.T. Berry Estate, Section 4, of record in Book 1130, page 18, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot # 56 fronts 90 feet on the southerly side of Horner Avenue and runs back between lines in a southerly direction 157 feet on the easterly line and 150 feet on the westerly line, as measured around a curve, to a dead line in the rear, on which it measures 74.7 feet.

Being the same property conveyed by Clay N. Kelton to Ernest Smallman, III by Warranty Deed dated October 24, 2005 and recorded as Instrument Number 20051024-0128391 in the office of Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 1130, page 18, Register's Office, Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in book 1140, page 45 and Book 4333, page 827, Register's Office for Davidson County, Tennessee.

This is an improved property known as: 827 Horner Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD said real estate, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto with the right, title, and interest hereto belonging to said GRANTEE, his heirs, successors, and assigns in fee simple. The GRANTOR covenants with GRANTEE, his heirs, successors, and assigns that he is lawfully seized in the fee of the afore described real estate, has good right and title to convey same, and that it is unencumbered, and that title and quite possession thereto he will warrant and forever defend against the lawful claims of all persons.

IN TESTIMONY whereof the grantor has caused this deed to be executed on this 1 day of May 2007.

ERNEST SMALLMAN, III

STATE OF GEORGIA
COUNTY OF FULTON

Personally appeared before me, a Notary public, in and for the above captioned county and state, the above named ERNEST SMALLMAN, III, who under oath acknowledged that he executed the above instrument as the within named bargainor for the purpose there in stated in my presence.

In witness whereof, I have set my hand and official seal of Office on this 1 day of May 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES

Laura L. Sacandy
Notary Public Fulton County, Georgia
My Commission Expires October 6, 2009

MAP AND PARCEL ID: 11802014800
SEND TAX BILL TO:
William Harmon Smallman
P. O. Box 158444
Nashville, TN 37215