G#20534-2

BOX #14A

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $935,000.00 .

Angela Batson
Affiant

Subscribed and sworn to before me this 15th day of May, 2007.

Katherine Goodson
Notary Public
My Commission Expires 5/30/07

Davidson County DEEDWARR
Recvd: 05/16/07 12:25 2 pgs
Fees:13.00 Taxes:3459.50
20070516-0058582

07-1063

Address of New Owner:	Send Tax Bills to:	Tax Information:
Arthur H. Smith, III	"New Owners"	157
2461 Old Hickory Blvd		99.00
Nashville, TN 372 21		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Robert D. French d/b/a R.D. French Co.**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Dee Anna Smith and Arthur H. Smith, III, wife and husband**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the plan of Devonshire Manor, Section One, of record in Book 5200, Pages 122 and 123, Register's Office for Davidson County, Tennessee.

Said Lot No. 17 fronts 170.00 feet on the southerly side of Old Hickory Boulevard and runs back between lines 335.19 feet on the westerly line and 335.19 feet on the easterly line to a dead line in the rear on which it measures 170.0 feet.

Being the same property conveyed to Robert D. French d/b/a R.D. French Co. by deed from Robert L. Howell, Jr. and wife, Louise S. Howell, dated September 29, 2004, of record in Instrument No. 20041001-0118880, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

Barbara French, wife of Robert D. French, joins in the execution of this instrument to convey any interest, marital or otherwise, that she may have in subject property,

This is improved property located at **2461 Old Hickory Blvd, Nashville, TN 372** 21

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 our hands this 15th day of May, 2007.

Robert D. French d/b/a R.D. French Co.

Barbara French

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 **Robert D. French d/b/a R.D. French Co. and Barbara French**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 15th day of May, 2007.

Notary Public

My Commission Expires: 01/26/08

LEE E. CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE