Davidson County DEEDWARR
Recvd: 07/11/07 12:13 3 pgs
Fees:18.00 Taxes:2960.00

20070711-0082623

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF July, 2007.

Notary Public

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES NOVEMBER 22, 2008

(AFFIX SEAL)

SHIRLEY ANN SILLS NOTARY STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY

RANDALL C. FERGUSON, BRANSTETTER, STRANCH & JENNINGS, PLLC, 227 Second Avenue, North, Nashville, TN 37201

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL SEND PROPERTY TAXES	MAP-PARCEL NOS
(NAME) **AMY WILLIAMS SMITH**	(NAME) **Same**	**Map: 116.08-EO Parcel No. 103.00-CO**
(STREET ADDRESS OR ROUTE NO.) **103 Adams Park**	(STREET ADDRESS)	
(CITY) (STATE) (P.O. ZIP) **Nashville, TN 37205**	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the terms of the **AMY WILLIAMS TRUST**, and other good and valuation considerations, the receipt of which is hereby acknowledged, **Edwin B. Peel, Jr. and Hilton B. Forcum, Trustees of the Amy Williams Trust** ("Grantors"), hereby transfer and convey to **AMY WILLIAMS SMITH**, ("Grantee"), her successors, heirs and assigns, all the tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 103 Adams Park, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her successors, heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out

on Exhibit "A" hereto. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

IT WITNESS WHEREOF, Grantors have executed this instrument on the 15th day of May, 2007.

EDWIN B. PEEL, JR., TRUSTEE

HILTON B. FORCUM, TRUSTEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid **EDWIN B. PEEL** and **HILTON B. FORCUM**, 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, on this the 15th day of May, 2007.

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES NOVEMBER 22, 2008

AUDREY ANN SILLS NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of (Revised) Sugartree Phase 3, as of record in Plat Book 5050, pages 67-71, amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, and Book 5238, page 93, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Edwin B. Peel, Jr., Trustee and Hilton B. Forcum, Trustee of the Amy Williams Trust, by Warranty Deed dated March 10, 2006, from Susan S. Fuller, married, of record in Instrument No. 20060314-0029376, Register's Office for Davidson County.

This conveyance is made subject to:

1. 2007 City/County taxes which have been prorated by the parties and assumed by the Grantee.

2. Declaration of Covenants, Conditions By-Laws and Restrictions for Sugartree, of record in Book 11758, page 466, Register's Office for Davidson county, Tennessee, (omitting therefrom any covenants, conditions or restrictions, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restrictions (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).

3. Dedication of common area of record in Book 5683, page 675, Register's Office for Davidson County, Tennessee.

4. Charter of Incorporation of Sugartree Homeowners Association, Inc., of record in Book 5683, page 670, Register's Office for Davidson County, Tennessee.

5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, or record in book 7061, page 100, Register's Office for Davidson County, Tennessee.

6. All matters appearing on the Plan of record as Book 5050, pages 67-71 and amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, and Book 5238, page 93, Register's Office for Davidson County, Tennessee, Register's Office for Davidson County, Tennessee.

7. Approval of Plat recorded in Book 5162, page 632, Register's Office for Davidson County, Tennessee.

8. Easement to City of Nashville of record in Book 3400, page 63, Register's Office for Davidson County, Tennessee.