THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $***330,000.00.

Affiant

Subscribed and sworn to before me this 31st day of July 2007.

Notary Public

My Commission Expires: 09.30.2009

Davidson County DEEDWARR
Recvd: 08/02/07 09:47 2 pgs
Fees:13.00 Taxes:1221.00
20070802-0091806

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP & PARCEL NOS. |
|---|---|---|
| Holling J. Smith-Borne<br>838 Rodney Drive<br>Nashville, Tennessee 37205 | SunTrust Mortgage, Inc.<br>201 4th Avenue, North<br>Nashville, Tennessee 37219 | MAP 115-09-0<br>PARCEL 028.00 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Thirty Thousand and 00/100 Dollars ($***330,000.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, William F. Peter and wife, Jeanne A. Peter, (hereinafter called the "GRANTORS "), have bargained and sold, and by these presents do transfer and convey unto Holling J. Smith-Borne and Joell M. Smith-Borne, husband and wife (hereinafter called the "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 117 on the Plan of West Meade Hills, Section IV, of record in Book 3300, Page 46, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to William F. Peter and spouse Jeanne A. Peter from Sandra R. Krantz and spouse, Sanford B. Krantz by deed dated March 1, 1996 of record in Book 9970, Page 214, said Register's Office

This is improved property known as 838 Rodney Drive, Nashville, Tennessee 37205.

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.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees herein.

2. Matters, if any, shown on the Plan of West Meade Hills, Section IV, of record in Book 3300, Page 46, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves and their 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF we have hereunto set our hands on this the 31st day of July 2007.

William F. Peter

Jeanne A. Peter

**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 William F. Peter and Jeanne A. Peter, the bargainors, 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 this 31st day of July 2007.

Notary Public

My Commission Expires: 09.30.2009

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY