THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 26866-07-2007** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $62,000.00. Affiant Subscribed and sworn to before me this 31st day of October, 2007. Notary Public My Commission Expires:

Davidson County DEEDWARR
Recvd: 11/01/07 13:50 2 pgs
Fees:13.00 Taxes:229.40

20071101-0128998

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Barbara H. Smith 213 Belclaire Pl. Nashville, TN 37205	New Owner	Part of Map and Parcel No.: 158040A055.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Edward A. Marcoe and wife, Jane A. Marcoe**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Barbara H. Smith, married** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property being incorporated into 61 Annandale, Nashville, TN 37215

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of October, 2007.

Edward A. Marcoe

Jane A. Marcoe

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Edward A. Marcoe and Jane A. Marcoe**, 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, at office, this 31st day of October, 2007.

Notary Public

My Commission Expires:

NOTARY PUBLIC
STATE OF TENNESSEE

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

EXHIBIT "A"

Land in Davidson County, Tennessee, being that portion of Lot No. 28 on the Plan of Resubdivision of Otterwood Lot #27 and Lot #28, Section Two, as of record in Plat Book 8250, page 631, Register's Office for Davidson County, Tennessee, which is now part of Lot No. 29 on the Resubdivision Plat of Lots 27, 28 and 29, Otterwood, Section Two, recorded as Instrument No. 20071010-0120615, said Register's Office, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Edward A. Marcoe and wife, Jane A. Marcoe, by deed dated May 10, 2006 from The Hilton Company, a Tennessee corporation, of record in Instrument No. 20060605-0066026, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 Taxes which have been paid.
2. Declaration of Covenants, Conditions and Restrictions for Otterwood of record in Book 7260, page 483 amended in Book 8762, page 199, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, 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 restriction (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 to Otterwood Homeowners Association, Inc. of record in Book 8250, page 859, Book 9700, page 529, and Book 9903, page 850, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Otterwood Homeowners Association of record in Book 7292, page 315, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 6900, pages 598-602 and as Instrument No. 20071010-0120615, Register's Office for Davidson County, Tennessee.
6. Easement of record in Book 7667, page 218, corrected of record in Book 7942, page 678, Register's Office for Davidson County, Tennessee.