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THIS INSTRUMENT PREPARED BY:
J. Frank Rudy, Jr., Esq.
Rudy, Wood & Winstead, PLLC
1812 Broadway
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $117,000.00.

Affiant

SUBSCRIBED AND SWORN to before me, this 5th day of December, 2007.

Notary Public
My Commission Expires: COMMISSION EXPIRES 01/03/2011

Davidson County DEEDWARR
Recvd: 12/07/07 11:06 2 pgs
Fees:13.00 Taxes:432.90
20071207-0141703

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
William Smallman 827 Horner Avenue Nashville, TN 37204	William Smallman 827 Horner Avenue Nashville, TN 37204	Map/Parcel 105-7-285

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, Bruce Winfree, a single man ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto William Smallman ("Grantee"), his successors and assigns, all of his right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING THE EASTERLY 1/2 OF LOT NO. 9 ON THE MAP OF THE SUBDIVISION OF THE MOORE PROPERTY OF RECORD IN BOOK 137, PAGE 91, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO BRUCE WINFREE, A SINGLE MAN BY WARRANTY DEED FROM MARK HAMILTON AND WIFE, DIANNE HAMILTON, RECORDED ON THE 18TH DAY OF

OCTOBER, 1999 IN BOOK 11706, PAGE 263, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record, including those listed in Plat Book 137, Page(s) 91, Register's Office for said County.

This is improved property, known as 532 Moore Avenue, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors and assigns, forever. Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple and has good right to convey it. Grantor covenants with Grantee that Grantor will warrant and forever defend title to the Premises against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 5th day of November, 2007.

GRANTOR:

Bruce Winfree
BRUCE WINFREE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Bruce Winfree, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of November, 2007.

Notary Public

My commission expires: COMMISSION EXPIRES 01/03/2011

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN