Davidson County DEEDWARR
Recvd: 01/10/08 14:12 3 pgs
Fees:18.00 Taxes:721.50
20080110-0003246

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Michael A. Smith 2702 Eastland Avenue Nashville, Tennessee 37206	Same as New Owner	Map:81-10-0 Parcel:258.00
This instrument prepared by: David B. Gray, Hix & Gray, PLC 315 Deaderick Street, 1230 Regions Center, Nashville, TN 37238		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Cynthia Webb Fitzgerald** ("Grantor") has bargained and sold, and hereby transfers and conveys to **Michael A. Smith** ("Grantee"), his heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, existing easements and restrictions, if any, and right-of-way for public utilities.

2. Taxes for the year 2008 and subsequent years, a lien, not yet due and payable.

3. Subject to all matters as shown on subdivision plan of record in Book 21, page 80, Register's Office for Davidson County, Tennessee.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, his heirs and assigns, against the lawful claims of all persons.

This is improved property, known as 2305 Buchanan Street, Nashville, TN 37208.

EXECUTED this 10th day of January, 2008.

Cynthia Webb Fitzgerald

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Cynthia Webb Fitzgerald, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~31st~~ 10th day of ~~December~~ January, 2007.

Notary Public

My Commission Expires:

1/26/08

(SEAL)

DAVID B. GRAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $195,000.00.

AFFIANT

Subscribed and sworn to before me this 10th day of January, 2008.

NOTARY PUBLIC

My Commission Expires:

1/26/08

DAVID B. GRAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

EXHIBIT A

Land in Davidson County, Tennessee, being the westerly twenty-four feet of Lot No. 361 and all of Lots No. 362 and 363 on the Plan of J.M.T.J. and G.W. Hardings Subdivision of Lots Nos. 1, 2 and 5 of the Harding Bosley Tract, as of record in Book 21, page 80, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said part of Lot 361 fronts twenty-four feet on the southerly side of Buchanan Street and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Cynthia Webb Fitzgerald by deed from Kimberly Elaine Bentley, dated May 30, 2007 and of record in Instrument No. 20070531-0064653, Register's Office for Davidson County, Tennessee.