Davidson County DEEDWARR
Recvd: 03/27/08 11:21 3 pg:
Fees:17.00 Taxes:0.00
20080327-0030735

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC JCG)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238-3001

# GENERAL WARRANTY DEED

| Address New Owner(s) As Follows: | Send Tax Bills to: | Map Parcel Numbers: |
|---|---|---|
| M. Lee Smith<br>Marilyn H. Smith<br>95 Victoria Park<br>Nashville, Tennessee 37205 | Same | Parcel ID:<br>104140G05600CO |

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration), pursuant to T.C.A. § 66-1-109, and in order to create a tenancy by the entirety, I, M. LEE SMITH, by these presents do hereby convey unto myself, M. LEE SMITH and my spouse, MARILYN H. SMITH, as tenants by the entirety, their heirs and assigns, all of my right, title and interest in and to the property described on Exhibit A hereto.

The description on Exhibit A hereto is the same as that contained in the prior deed.

This is improved property known as 95 Victoria Park, Nashville, Tennessee.

Said property is conveyed subject to:

(a) Metro taxes for 2008, not yet due and payable, (b) all matters appearing on the plan of record in Book 7900, Page 140-144, said Register's Office; (c) Charter of record in Book 8090, page 691 and Book 8283, page 523, said Register's Office; (d) Restrictive convenants of record in Book 8026, page 305, Book 8282, Page 45, Book 9144, Page 153, and Book 9778, Page 27, said Register's Office; and (e) Quitclaim Deed to homeowners assocation of record in Book 9778, Pages 29 and 32, said Register's Office.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantees, their heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself and his heirs to warrant and forever defend the title to said land to Grantees, her heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

This deed is exempt from recordation tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(B).

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 24th day of March, 2008.

M. Lee Smith

M. LEE SMITH

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

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

WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of March, 2008.

Debra J. LaForge

Notary Public

DEBRA J. LaFORGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
11/7/11

## EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 97 on the Revised Final Plan of Whitworth of record in Book 7900, page 140-44, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to M. LEE SMITH, by deed of record Instrument Number 20041102-0131980, Register's Office of Davidson County, Tennessee.

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