THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
HARRIS TITLE & ESCROW, LLC 40 Burton Hills Boulevard Suite 150 Nashville, Tennessee 37215 615.665.9766 File #0803029 **Record and Return to:**	The actual consideration or value, whichever is greater, for this transfer is: ~~$625,000.00~~ $635,000.00 MJM Affiant Subscribed and sworn to before me this 18th day of April, 2008. Notary Public My commission expires:

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2009

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NUMBERS:
Alvin K. Smith Noel K. Smith 110 Pembroke Avenue Nashville, TN 37205	JPMORGAN CHASE BANK, N.A. 1901 Roxborough Rd. Suite 406 Charlotte, NC 28211	Map 130-020 Parcel 069.00

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Christopher J. Ozburn** and wife, **Natalie M. Ozburn**, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey to **Alvin K. Smith** and wife, **Noel K. Smith**, (the "Grantees"), Grantees' successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southerly 90 feet of Lot No. 94 on the Plan of Bransford Realty Company's Belle Meade Golf Links Subdivision of record in Plat Book 421, Pages 94 and 95, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 94 fronts 90 feet on the easterly margin of Pembroke Avenue and extends back between parallel lines 190 feet to a dead line.

Being the same property conveyed to Christopher J. Ozburn and Natalie M. Ozburn by deed from F. Perry Ozburn and Elaine J. Ozburn of record as Instrument No. 20021125-0146097, in the Register's Office for Davidson County, Tennessee, dated June 6, 2002.

This conveyance is made subject to:

1. All matters shown on the Plan of Bransford Realty Company's Belle Meade Golf Links Subdivision of record in Plat Book 421, pages 94 and 95, Register's Office of Davidson County, Tennessee.
2. Easement Agreement of record in Book 11020, page 348, Register's Office of Davidson County, Tennessee.

This is improved property known as: 110 Pembroke Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to Grantees and Grantees' successors, heirs and assigns, forever. **GRANTORS COVENANT** that they are lawfully seized of said land in fee simple, have a good right to convey it, and that the same is unencumbered unless otherwise indicated in this document. **GRANTORS FURTHER COVENANT** and bind themselves and their successors, heirs, and assigns to warrant and forever defend the title to said land to Grantees and Grantees' successors, heirs, and assigns against the lawful claims of all persons.

WITNESS THE EXECUTION HEREOF this 18th day of April, 2008.

Christopher J. Ozburn

Natalie M. Ozburn

Natalie M. Ozburn

Davidson County DEEDWARR
Recvd: 04/25/08 12:49 2 pgs
Fees:13.00 Taxes:2349.50

20080425-0042394

STATE OF TENNESSEE

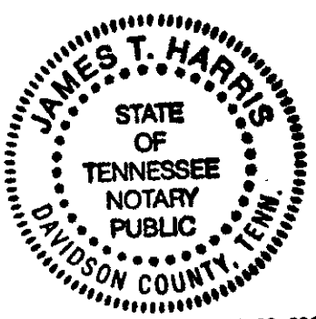
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared, Christopher J. Ozburn and Natalie M. Ozburn , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office, this 18th day of April, 2008.

Notary Public

My commission expires:



My Commission Expires MAY 23, 2009