Davidson County DEEDWARR
Recvd: 06/05/08 10:51 2 pgs
Fees:13.00 Taxes:462.50
20080605-0057818

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Bryan Bergmann and
Mahlea Jones
1015 N. 16th St.
Nashville, TN 37206

SEND TAX BILL:

EQUITY SERVICES, INC.
5711 SIX FORKS RD., STE. 303
RALEIGH, NC 27609

MORTGAGEE:

MAP AND PARCEL:
Map 83-2
Parcel 151

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Stephen E. Smith, unmarried** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Bryan Bergmann, unmarried, and Mahlea Jones, unmarried, as joint tenants with the right of survivorship** ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 3 on the unrecorded Map showing the Re-Subdivision of Lot No. 11 of Block "B" of Weakley Place, and described as follows:
>
> Beginning at an iron pin in the easterly margin of North 16th Street, 50 feet south from the southerly margin of Sharp Avenue, formerly Weakly Avenue, being at the corner of Lots Nos. 2 and 3; thence with the line between said lots, easterly 150 feet to an iron pin in the west line of Lot No. 1; thence with the line between Lots Nos. 1 and 3, southerly 50 feet to a corner of Lot No. 4; thence with the line between Lots Nos. 3 and 4, westerly 150 feet to an iron pin in the easterly margin of North 16th Street; thence with the margin of the same , northerly 50 feet to the point of beginning.
>
> Being the same property conveyed to Stephen E. Smith, a single person, by deed from Barbara Gail Dunn, a single person, of record in Book 9457, Page 258, in the Register's Office for Davidson County, Tennessee, dated August 31, 1994.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.
>
> This is improved property known as 1015 N. 16th St., Nashville, TN 37206.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he are lawfully seized and

possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 9th day of May, 2008.

Stephen E. Smith By Drew Jackson Harrison

Stephen E. Smith by Drew Jackson Harrison,
Attorney-in-Fact Pursuant to Limited
Power of Attorney of record in
Instrument No. 20080605-0057817,
Register's Office for Davidson County,
Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Drew Jackson Harrison, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of Stephen E. Smith, and who acknowledged that he executed the same as the free act and deed of Stephen E. Smith.

Witness my hand and official seal this 9th day of May, 2008.

Notary Public

ANDREW B. GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN
My Comm. Expires July 5, 2011

My Commission Expires: 7/5/11

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $125,000.00.

AFFIANT

Subscribed and sworn to before me
this 9th day of May, 2008.

DANIELLE GRIGGS STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires November 22, 2010

NOTARY PUBLIC

My Commission Expires: _____