THIS DOCUMENT PREPARED BY **JEFFREY MOBLEY** Howard & Mobley, PLLC 200 31st Avenue, North, Suite 100 Nashville, Tennessee 37203 (615) 627-4444	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).**

Address of new owners:

Alice M. Smith & James M. Smith, Sr., Trustees
1921 Baker Road
Goodlettsville, Tennessee 37072

Send Tax Bills to:

SAME

Map-Parcel Numbers
Davidson County:
082 12 0 210.00
082 12 0 384.00
082 12 0 231.00
082 16 0 053.00
082 16 0 051.00
082 16 0 422.00
071 05 0 245.00
083 09 0 116.00
012 00 0 010.00
018 16 0 098.00
018 16 0 099.00
018 16 0 100.00
082 12 0 229.00
082 12 0 230.00
034 09 0 076.01

Smith County: Map 031-Parcel 001

Davidson County DEEDWARR
Recvd: 06/18/08 09:49 10 pg
Fees:52.00 Taxes:0.00

20080618-0062600

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, James M. Smith, Sr., and wife, Alice M. Smith, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by one of the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Alice M. Smith and James M. Smith, Sr., Trustees of The Alice M. Smith Living Trust, established by the Revocable Trust Agreement of Alice M. Smith, dated May 5, 2008**, as amended from time to time, and to their successors in trust, with full

power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors, heirs and assigns, all of the Grantors' right, title and interest in and to real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantees.

2. Any matters of record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, the Grantees' successors, heirs and assigns, forever; and the Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said real property, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantors do further covenant and bind the Grantors, the Grantors' heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantees, the Grantees' successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 2nd day of June, 2008.

James M. Smith, Sr.

Alice M. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James M. Smith, Sr., and Alice M. Smith, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of June, 2008.

JEFFREY MOSLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

My Commission Expires: _____

_____
Notary Public

EXHIBIT "A"

910 Ramsey Street a/k/a Nashville **Map & Parcel** **082 12 0 210.00**
910 Silverdene Place

Land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 36 on the Plan of Neill S. Brown's Addition to East Nashville, as of record in Book 57, page 50, Register's Office for Davidson County, Tennessee.

Said Lot No. 36 fronts 50 feet on the southerly side of Ramsey Avenue, formerly Silverdine Place, and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to James M. Smith, Sr., and Edgar E. Harlin, Jr., by deed from Paul R. Shields and wife, Sallie G. Shields, of record in Book 5292, Page 566, Register's Office for Davidson County, Tennessee.

0 McFerrin Avenue, Nashville **Map & Parcel** **082 12 0 384.00**

Land in Davidson County, Tennessee, more particularly described as follows:

Being Lots Nos. 33, 34 and parts of Lots Nos. 35, 42 and 71 on the Plan of Neill S. Brown's addition to Edgefield, as of record in Book 57, page 50 Register's Office for said County, and parts of Silverdene Place, formerly Georgia or Ramsey, and Myrtle Street, closed by Metropolitan County Council Bill No. 66-856, described together according to a survey by Barge, Waggoner & Summer, Engineers, dated August 3, 1965, revised October 17, 1966, as follows:

Beginning at an iron pin in the westerly margin of McFerrin Avenue at the northwest intersection of said Avenue and City Alley No. 277; thence with the northerly margin of said alley, south 65 deg. 12 min. west 128.42 feet to an iron pin at the northeast intersection of said alley and City Alley No. 717; thence with the easterly margin of Alley No. 717, north 24 deg. 36 min. 20" west 172.18 feet to an iron pin in the south margin of Silverdene Place at the beginning of a curve to the left having a radius of 238.68 feet; thence with the southeasterly margin of Silverdene Place, as relocated, and the curve of same, northeastwardly 147.20 feet to an iron pin; thence continuing with said margin of Silverdene Place, relocated, North 29 deg. 58 min. 35" east 92.30 feet to an iron pin in the southerly margin of Myrtle Street, relocated at the beginning of a slight curve to the left, having a radius of 209.57 feet; thence eastwardly with the curve of the southerly margin of Myrtle Street, relocated 57.34 feet to an iron pin thence continuing with same, south 82 deg. 33 min. east 14.45 feet to an iron pin in the westerly margin of McFerrin Avenue; thence with said margin of McFerrin Avenue south 7 deg. 27 min. west 4.00 feet to an iron pin; thence south 7 deg. 28' 30" west 204.21 feet to an iron pin; thence south 7 deg. 19 min. west 57.35 feet to the point of the beginning.

Being the same property conveyed to James M. Smith, Sr. & Edgar E. Harlin, Jr., by deed from Commerce Union Bank, of record in Book 5022, Page 137, Register's Office for Davidson County, Tennessee.

0 McFerrin Avenue Nashville **Map & Parcel** **082 12 0 231.00**

Land in Davidson County, Tennessee, more particularly described as follows:

Being part of Lot No. 32 in Neill S. Brown's Addition to Edgefield, now East Nashville, as of record in Book 57, page 50, Register's Office for said County, and described according to a survey made by Barge, Waggoner & Sumner, Engineers, May 26, 1965, as revised October 17, 1966, as follows:

BEGINNING on an iron pin in the northerly margin of Main Street, as widened, and as shown on plan of Dedication of Main Street, of record in Book 4175, page 94, said Register's Office, also being in the line between Lots Nos. 31 and 32; thence with the line between said Lots, North 24° 41' West 160.00 feet to a concrete monument in the southerly margin of an alley; thence with the southerly margin of said alley, North 65° 12' East 153.36 feet to an iron pin in the westerly margin of McFerrin Avenue; thence with the westerly margin of McFerrin Avenue, South 7° 22' West 179.23 feet to an iron pin at the beginning of a curve; thence with said curve in a southwesterly direction with a radius of 17.50 feet, a distance of 17.68 feet to an iron pin in the northerly margin of Main Street as on the Plan of Dedication above mentioned; thence with the northerly margin of Main Street, South 65° 12' West 43.58 feet to the beginning.

Being part of the same property conveyed to James M. Smith and Edgar E. Harlin, Jr. by deed from The Nashville Housing Authority, of record in Book 4791, page 379, Register's Office for Davidson County, Tennessee.

701 Woodland Street Nashville **Map & Parcel** **082 16 0 053.00**

Land in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 16 on the Plan of Hobson & Wheless' Second Addition to Edgefield, now East Nashville, as of record in Book 21, page 21, Register's Office for said County.

SAID Lot No. 16 fronts 50 feet on the northerly margin of Woodland Street and extends back between parallel lines 170 feet to an alley.

BEING the same property conveyed to James M. Smith and Edgar E. Harlin, Jr., by deed from The Nashville Housing Authority, of record in Boo k 3914, Page 232 in the Register's Office for Davidson County, Tennessee.

703 Woodland Street, Nashville **Map & Parcel** **082 16 0 051.00**

Land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 18 in Hobson & Wheless' Addition to Edgefield, now East Nashville, a plan of which is registered in Book No. 21, Page 21, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 50 feet on the northerly side of Woodland Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed by Deed from Martha Woodson Austin, Madge Woodson Haury, and Lillian Woodson Wey to James M. Smith, Sr. and Edgar E. Harlin, Jr., of record in Book 2734, Page 173, Register's Office for Davidson County, Tennessee.

705 Woodland Street, Nashville **Map & Parcel** **082 16 0 422.00**

Land in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 17 on the Plan of Hobson & Wheeless' Second Addition to Edgefield, now East Nashville, as of record in Book 21, page 21, in the Register's Office for Davidson County, Tennessee.

SAID Lot No. 17 fronts 50 feet on the northerly side of Woodland Street and extends back between parallel lines 170 feet to an alley.

BEING part of the same property conveyed to James M. Smith and Edgar E. Harlin, Jr. by deed from The Nashville Housing Authority, of record in Book 3875, page 927, Register's Office for Davidson County, Tennessee.

0 Liberia Street Nashville **Map & Parcel** **071 05 0 245.00**
Improved property (West Trinity Lane)

Land in Davidson County, Tennessee, more particularly described as follows:

A tract of land in the 13th Civil District of Davidson County, Tennessee, described according to a survey by R. I. Montoya, Land Surveying, June 13, 1980 and revised June 15, 1981, as follows:

BEGINNING on the southerly margin of West Trinity Lane at the northwest corner of Lot No. 1, of record in Book 5210, page 269, Register's Office for said County; thence with said Lot No. 1 and 3, S 11° 00' 13" W 396.43 feet to an iron pin; thence S 81° 41' 58" E 430.63 feet to the westerly margin of Scruggs Lane; thence with the same S 33° 34' 15" W 292 feet to a fence post, the northeast corner of the M. H. Webb property; thence along Webbs line N 80° 14' 04" W 597.33 feet to the easterly margin of Liberia Street; thence with the same N 22° 40' 45" W 908.10 feet to the intersection of said Liberia Street and West Trinity Lane; thence with the southerly margin of West Trinity Lane S 72° 39' 36" E 535 feet, S 17° 20' 24" W 15 feet, S 72° 39' 36" E 96 feet, N 17° 20' 24" E 5 feet and S 72° 39' 36" E 157.65 feet to the beginning.

BEING the same property conveyed to James M. Smith, Sr. and Edgar Harlin, Jr. by deed from Hugh C. Howser, Rebecca Thomas and Charlotte Williams Allen, Trustees under the Will of Jacob E. Markle, deceased, of record in Book 5760, page 115, Register's Office for Davidson County, Tennessee.

1204 Forrest Avenue Nashville **Map & Parcel** **083 09 0 116.00**

Land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 28 of Block No. 2 in Andrew Allison's Addition to East Nashville, A plan of which is of record in Book No. 161, Page 74, Register's Office for Davidson County, Tennessee.

Said Lot No. 28 Fronts Fifty (50) Feet on the southerly side of Forrest Avenue, extending back between lines 160 feet to an alley.

Being the same property which was conveyed to James M. Smith, Sr., by deed from H. C. Smith, Jr., Grady Ruth Averitt and James M. Smith, Sr., Executor, all heirs of H. C. Smith, widower, deceased, of Record in Book 4980, Page 206, Register's Office for Davidson County, Tennessee.

1921 Baker Road, Goodlettsville **Map & Parcel** **012 00 0 010.00**

Land in Davidson County, Tennessee, more particularly described as follows:

LAND in the Tenth Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made by J. R. Wauford & Company, dated April 19, 1952, as follows:

BEGINNING at a stake in the center line of Baker's Creek Road at the corner of the tracts marked "W. E. Nicks and J. H. Woodall" on said survey; thence along the center line of said lot being the center of an old abandoned railroad right-of-way north 56° 57' west 900 feet to a stake; thence with a fence line north 19° 23' east 434.1 feet to a stake at a turn in said fence; thence, continuing with the fence north 70° 30' west 198.5 feet to a 24' hackberry in James Patton's tract; thence, along Patton's line and with a fence line north 21° 14' east 573.1 feet to a stake and north 15° 46' west 271.1 feet to a stake in the southerly margin of the L & N Railroad right-of-way; thence, along said right-of-way with a fence south 61° 44' east 1327.4 feet to a stake at the common corner of the tracts marked "J. H. Woodall and W.E. Nicks"; thence, with the line between Woodall and Nicks' tracts south 24° 03' west 1241 feet to an iron pin and continuing in the same direction 109 feet to the beginning, and containing 30 acres.

INCLUDED IN BUT EXCLUDED THEREFROM:

A strip of land from survey center line station 24 + 00 to survey center line station 32 + 60 and extending 25 feet to the right of said center line. Containing 0.23 acres, more or less.

Being the same property conveyed to James M. Smith, Sr., by deed from Geral Dee Thornton and wife, Frances W. Thornton, of record in Book 5463, Page 260, Register's Office for Davidson County, Tennessee.

429 North Main Street, Goodlettsville Map & Parcel 018 16 0 098.00
433 North Main Street, Goodlettsville Map & Parcel 018 16 0 099.00

Land in Davidson County, Tennessee, more particularly described as follows:

TRACT 1:

Being Lot No. 2 on the Map of James M. Phipps Addition to Goodlettsville, as of record in Book 547, page 151, Register's Office for said County, and more particularly described as follows:

SAID Lot No. 2 fronts 96 feet on the easterly side of Main Street and extends back between lines 245 1/2 feet on the northerly side and 240 1/2 feet on the southerly side to a dead line and an alley in the rear, and measures 95 1/2 feet thereon.

BEING the same property conveyed to James M. Smith & Edgar E. Harlin, Jr., by deed from John M. Cato, unmarried, of record in Book 5296, Page 503, Register's Office for Davidson County, Tennessee.

TRACT 2:
Land in Davidson County, Tennessee, being situated in the Town of Goodlettsville, 10th Civil District of said County.

SAID Lot fronts 100 feet, more or less, on the East side of Main Street, formerly known as the L. & N. Turnpike and extends back between parallel lines 200 feet, more or less, and bounded as follows:

On the north by M. P. Harmon (formerly R. F. Patton) on the East by an alley (formerly J. O. Bass), on the South by J. O. Bass, (now Charles Inman Cato) on the West by said Main Street, said parcel of land being known as the S. W. McIntosh Home Place.

BEING the same property conveyed to James M. Smith & Edgar E. Harlin, Jr., by deed from John M. Cato, unmarried, of record in Book 5296, Page 503, Register's Office for Davidson County, Tennessee.

435 North Main Street, Goodlettsvlle Map & Parcel 018 16 0 100.00

Land in the 10th Civil District of Davidson County, Tennessee, in the Town of Goodlettsville, Davidson County, Tennessee, more particularly described as follows:

Said tract of land fronts 100 feet on the east side of Main Street or Nashville and Goodlettsville Pike Road, beginning at a point in the center of said street or pike, at the northwest corner of a lot formerly owned by W. A. Cartwright, now owned by McIntosh, thence running with the northerly boundary of said lot easterly 220 feet more or less to the northeast corner of said McIntosh lot, northerly 100 feet to a point, thence at right angles and parallel with the north line of said McIntosh lot westerly to a point in the center of said Main Street or Pike; thence with the center of said Street or Pike, 100 feet to the beginning.

Being the same property conveyed to Edgar E. Harlin, Jr. and James M. Smith, Jr., by deed from Malcolm P. Harmon and wife, Edna M. Harmon, of record in Book 3994, Page 204, Register's Office for Davidson County, Tennessee.

909 Main Street, Nashville **Map & Parcel** **082 12 0 229.00**
911 Main Street, Nashville **Map & Parcel** **082 12 0 230.00**

Lane lying in Davidson County, Tennessee, more particularly described as follows:

Being Lots Nos. 30 and 31 on the Plan of Neill S. Brown's Addition to East Nashville, as of record in Book 57, page 33, and 50, Register's Office for said County,

Laid Lots Nos. 30 and 31 adjoin and front together 100 feet on the northwesterly side of Main Street and run back between parallel lines 170 feet to an alley.

Being the same property conveyed to James M. Smith, Sr. and Edgar E. Harlin, Jr. by Deed from Genese Busty Carter and Beneva Busby Reynolds, of record in Book 2747, Page 523, Register's Office for Davidson County, Tennessee.

1469 Gallatin Pike Madison, TN **Map & Parcel** **034 09 0 076.01**

Land in the 10th Civil District of Davidson County, Tennessee, described according to an unrecorded survey by Ernest Medlin, Surveyor,

TRACT NO. 1: Beginning at a point on the west margin of Gallatin Pike, the same being located North 15 degrees 05' 30" East and 274.93 feet from the center of Dry Creek; thence leaving Gallatin Pike North 77 degrees 40' 37" West 200 feet to a point; thence southwestwardly 222 feet more or less to a point in the center of Dry Creek; thence upstream with the center of said creek as follows: North 69 degrees 43' 44" West 115 feet; North 78 degrees 11' 50" West 97.26 feet; North 89 degrees 19' 33" West 172.4 feet to a point on the east margin of L & N Railroad, thence with the east margin of said railroad, North 15 degrees 37' 10" East 500.34 feet to a point; thence leaving said railroad, South 77 degrees 40' 37" East 526.73 feet to a point which is located 200 feet west of the margin of Gallatin Pike; thence parallel with said Pike South 15 degrees 05' 30" West 200 feet to a point; thence South 77 degrees 40' 37" East 200 feet to the west margin of Gallatin Pike; thence with the west margin of same, South 15 degrees 05' 30" West 50 feet to the beginning.

TRACT NO. 2: Said tract lies immediately south of the 50 foot frontage of Tract No. 1, said Tract No. 2 fronts 130 feet on the west margin of Gallatin Pike; and extends back westerly, measuring 200 feet on the north line, and 215 feet on the south line, to a line in the rear on which it measures 122 feet.

TRACT NO. 3: Said tract lies immediately south of Tract No. 2, said Tract No. 3 fronts 145 feet on the west margin of Gallatin Pike, and extends back westwardly, measuring 215 feet on the north line, and 234.2 feet on the south line, which is along the center of Dry Creek, to a line in the rear on which it measures 100 feet.

BEING the same property conveyed to Harlan, Smith & McKinney, A Partnership composed of Edgar E. Harlin, Jr., James M. Smith, Sr. and James R. McKinney, by deed from James R. Conyer, Jr., and wife, Glennara C. Conyer, of record in Book 5438, page 488, Register's Office for Davidson County, Tennessee.

SMITH COUNTY PROPERTY
Smith Branch Circle 19 **Map 031 and Parcel No. 001** **94 acres**

Land in Smith County, Tennessee, more particularly described, as follows:

CONTROL Map No. 031, Parcel No. 001, located on Smith Branch Road, comprising approximately Ninety-Four (94) acres.

Being the same property conveyed to James M. Smith, by deed from Ms. Trudy Wigginton, Ms. Jacqueline Watson, Ms. Delores Reynolds, and Ms. Angela Womack, of record in Book 151, Page 68, Register's Office for Smith County, Tennessee.