GSRM

Davidson County DEEDWARR
Recvd: 07/17/08 13:23 2 pgs
Fees:13.00 Taxes:1665.00
20080717-0073480

Box 44

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 Deaderick Street, Suite 1100
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of July, 2008.

Notary Public

My Commission Expires:

WESLEY D. TURNER
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
HR Properties of Tennessee 4219 Hillsboro Pike, Suite 332 Nashville, TN 37215	SAME	134-04-0-093.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALEXANDER HALE SMITH, EXECUTOR OF THE ESTATE OF ELIZABETH A. SMITH,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **HR PROPERTIES OF TENNESSEE**, a Tennessee general partnership, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northerly 18 feet of Lot No. 57 and the southerly 114 feet of Lot No. 58 and a five foot strip on the east side of said lots on the Plan of Belle Meade Annex Subdivision, as of record in Book 547, page 66, Register's Office for Davidson County, Tennessee, described as follows:

Said part of said Lot No. 57 and part of Lot No. 58 front together 132 feet on the easterly side of Wallace Lane, formerly Young's Lane, and together with said 5 foot strip extend back between parallel lines, 303 1/2 feet to a dead line.

Being the same property conveyed to Elizabeth A. Smith by deed from Heun Y. Yune and wife, Poong S. Yune, of record in Book 4518, page 678, Register's Office for Davidson County,

Tennessee; the said Elizabeth A. Smith having since died testate, her will being filed as Docket #07P312, Probate Court Clerk's Office which appoints Alexander Hale Smith, Executor, and provides that real property shall be administered as a part of her probate estate.

This conveyance is made subject to:

1. 2008 Metro taxes, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 547, page 66, Register's Office for said County.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of Nashville & Davidson County, Tennessee, of record in Book 4286, page 809, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 4208 Wallace Lane, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and I covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 17th day of July, 2008.

Alexander H. Smith / EXECUTOR
Alexander Hale Smith, Executor of the Estate of
Elizabeth A. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alexander Hale Smith, Executor of the Estate of Elizabeth A. Smith, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and office, this 17th day of July, 2008.

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

Notary Public

My Commission Expires:

350165.1/200736