THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27839-06-2008** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,300,000.00. Affiant Subscribed and sworn to before me this 1st day of August, 2008. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: Cheryl Glass Smith 504 Westview Avenue Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 116150073.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gaylon M. Lawrence, Jr. and wife, Lisa L. Lawrence**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cheryl Glass Smith, Married** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 504 Westview Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of August, 2008.

Gaylon M. Lawrence, Jr.

Lisa L. Lawrence

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Gaylon M. Lawrence, Jr. and Lisa L. Lawrence**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of August, 2008.

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

Notary Public

Davidson County DEEDWARR
Recvd: 08/07/08 15:22 2 pgs
Fees:13.00 Taxes:8510.00

20080807-0081674

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 23 of Block 8 on the Plan of Calhoun's Resubdivision of part of Royal Oaks Subdivision as of record in Book 547, page 167, Register's Office for said County.

Said Lot No. 23 fronts 111 feet on the northerly side of Signal Hill Drive and runs back 176 feet 10 inches on the easterly line and 200 feet on the westerly line, along the easterly margin of West View Drive, to a dead line in the rear, measuring 205.5 feet thereon. Including but specifically excluding a small triangular part out of the northwest corner of said lot which was conveyed by I. Franklin Kemp and wife, to Richard Charles Brower and wife, by deed of record in Book 1909, page 247, Register's Office for Davidson County, Tennessee and which is described as follows:

Beginning at a point in the westerly margin of West View Drive, the common Corner of Lots 1 and 23, of Block 8; thence with the line between said lots easterly 105 feet 6 inches to a point; thence southerly 1.7 feet to a point; thence westerly approximately along the south face of a stone retaining wall 105 feet 6 inches more or less to the point of beginning.

Being the same property conveyed to Gaylon M. Lawrence, Jr. and wife, Lisa L. Lawrence by Warranty Deed from The Marchetti Company, a Tennessee Corporation recorded on 01/14/04 as Instrument Number 20040114-0006027, Register's Office Davidson, Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 547, page 167, Register's Office for Davidson County, Tennessee.