THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28187-12-2008** **Record & Return To:** **Steltemier & Westbrook** **3326 Aspen Grove Dr.** **Franklin, TN 37067** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $862,500.00. Affiant Subscribed and sworn to before me this 12th day of December, 2008. Notary Public My Commission Expires: 4/22/09

LARRYN WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

WARRANTY DEED

Address New Owner: Mr/Mrs. Mark F. Wilten 502 Lynnwood Boulevard Nashville, TN 37205	**Send Tax Bills To:** Citimortgage, Inc. 1000 Technology Drive O'Fallon, MO 63368	**Tax Information:** Map and Parcel No.: 130030081.00

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, **Randell A. Smith and wife, Carolyn J. Smith**, ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Mark F. Wilten and wife, Helen T. Wilten** ("Grantee"), their 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 502 Lynnwood Boulevard, 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 12th day of December, 2008.

Randell A. Smith

Carolyn J. Smith

Davidson County DEEDWARR
Recvd: 12/17/08 11:16 2 pgs
Fees:13.00 Taxes:3191.25
20081217-0120719

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Randell A. Smith and Carolyn J. Smith**, 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 12th day of December, 2008.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires
August 23, 2011

EXHIBIT "A"

Land in Davidson County, Tennessee, being the southerly part of Lot No. 107 and the northerly part of Lot No. 108 on the Map of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, described as follows:

Beginning at a point in the easterly margin of Lynwood Boulevard, 150 feet more or less south of the south margin of Hobbs Road, being the southwest corner of the property conveyed to David K. Wilson by deed of record in Book 1361, page 381; thence along Wilson's south line easterly 276 feet more or less to a point in the rear line of Lot No. 107, which is 148 feet, more or less, south of Hobbs Road, being Wilson's southeast corner, thence southerly 142.37 feet more or less to a point; thence westerly 251 feet, more or less to the easterly margin of Lynwood Boulevard; thence with the margin of the same, northerly 140 feet to the point of beginning.

Being the same property conveyed to Randell A. Smith and wife, Carolyn J. Smith by deed dated 4/10/01 from Jeffrey R. Rymer of record in Instrument No. 20010411-0035740, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee.