This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
814 East Meade Avenue
Madison, TN 37115
2009010086

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $67,000.00

Davidson County DEEDWARR
Recvd: 02/04/09 10:49 2 pgs
Fees:13.00 Taxes:247.90
20090204-0009518

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sworn to and subscribed before me this 30th day of January, 2009.

Joyce B. Donehue
Affiant

Kathy J. Byers
Notary Public

My Commission Expires: 9/19/09

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Michael McGhee 1110 Boscobel Street Nashville, TN 37206	New Owner 115 Chapel Avenue Nashville, TN 37206	08313018000

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Erna C. Smith, a widow**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael McGhee**, hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Being Lot No. 171 on the plan of East Edgefield, as of Record in Book 21, Page 147, Register's Office for said County.

Said Lot No. 171 fronts 50 feet on the southerly side of Boscobel, formerly Magnolia, Street and runs back between parallel lines 170 feet to an alley. Description taken from prior deed of record.

Being the same property conveyed to Oliver N. Smith, by Quitclaim Deed from Ina W. Smith, Surviving Spouse of W. R. Smith, as recorded on the 18th day of October, 1985 in Book 6686, Page 400 and Warranty Deed from Bessie Edwards Knighton to W. R. Smith and son, Oliver N. Smith as recorded in Book 1470, Page 452, in the Register's Office of Davidson County, Tennessee.

The said Oliver N. Smith having died on July 27, 1995, and pursuant to his Last Will and Testament he devised said property to Erna C. Smith, Probate No. 95P-1476, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is made subject to: All matters shown on the plan of record in Book 21, Page 147, Register's Office for said County; Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. **Current year taxes are to be paid by Grantee.**

This is improved property known as **1110 Boscobel Street, Nashville, TN 37206.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this 30th day of January, 2009.

Erna C. Smith

Erna C. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Erna C. Smith**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of January, 2009.

Kathy J. Byers

Notary Public

KATHY J. BYERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 9/19/09