THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***279,000.00.

Susan Henderson
Affiant

BILL GARRETT, Davidson County
Trans:T20090036002 DEEDWARR
Recvd: 06/01/09 15:23 2 pgs
Fees:13.00 Taxes:1032.30
20090601-0050334

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me this 1 day of June, 2009.

Notary Public

My Commission Expires: 9/30/09

ADDRESS OF NEW OWNER

Paul M. Smith, III
4308 Westlawn Drive
Nashville, Tennessee 37209

SEND TAX BILLS TO

SunTrust Mortgage, Inc.
401 Commerce Street
Suite 6100
Nashville, Tennessee 37219

MAP & PARCEL NOS.

MAP 103-08-0
PARCEL 126.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventy Nine Thousand and 00/100 Dollars ($***279,000.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Susan Henderson, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Paul M. Smith, III, an unmarried man, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lots No. 21 and 22 on the Plan of C.H. Tritschler's Subdivision of Lots Nos. 347, 348 and part of Lot No. 349 on the plan of West Lawn Subdivision of record in Plat Book 843, Page 51, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 45 feet 7 inches on the northerly side of West Lawn and runs back between parallel lines, with the easterly margin of 43rd Avenue North, formerly Jessica Avenue, 140 feet to a dead line.

Said Lot No. 22 fronts 50 feet on the northerly side of West Lawn and runs back between parallel lines, 141 feet to a dead line.

INCLUDED in the above description, but specifically EXCLUDED from this conveyance are those portions along the north boundary line of said Lots No. 21 and 22 that are described in an instrument of record in Book 9182, Page 342, said Register's Office.

Being the same property conveyed to Susan Henderson by Warranty Deed dated August 30, 1999, from Alvy Mitchell Osborne, Executor of the Estate of James Sanders Osborne, Sr., of record in Book 11642, Page 43, in the Register's Office for Davidson County, Tennessee, and re-recorded in Book 11703, Page 774, in said Register's Office.

This is improved property known as 4308 Westlawn Drive, Nashville, Tennessee 37209.

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, his heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that she 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 follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of C.H. Tritschler's Subdivision of Lots Nos. 347, 348 and part of Lot No. 349 on the Plan of West Lawn Subdivision of record in Book 843, page 51, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF I have hereunto set my hand on this the 15 day of June, 2009.

Susan Henderson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan Henderson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15 day of June, 2009.

Notary Public

My Commission Expires: 9/30/09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY