PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20090041442 DEEDWARR
Recvd: 06/22/09 12:09 2 pgs
Fees:13.00 Taxes:629.65
20090622-0057867

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref:(GJ) Title No: 50073
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Gary G. Smith Beverly J Smith 6876 River Ridge Drive Nashville, Tennessee 37221	SAME

TAX MAP-PARCEL NUMBERS: 141150CO4700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$170,175.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael Morgan and spouse, Becky Morgan**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Gary G. Smith and spouse, Beverly J Smith** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 130 on the Plan of Rolling River Estates, Phase 9 of record in Book 6200, page 52, Register's Office for said County,

Said Lot No. 130 fronts 85.68 feet on the easterly margin of River Ridge Drive and extends back 163.37 feet on the northerly line and 157.11 feet on the southerly line to a dead line in the rear, measuring 108.51 feet thereon.

Being the same property conveyed to Michael Morgan and wife, Becky Morgan by Warranty deed from Michael A. Pablo and wife, Julie R. Pablo dated January 24, 2005 and recorded on January 27, 2005 of record in Doc. No. 20050127-0010077 and rerecorded in Doc. No. 20050207-0014125, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2009, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6200, Page 52, said Register's Office, which Plan shows a 30 foot minimum building setback line from River Ridge Drive and a 20 foot minimum setback from the rear line and a 10 foot minimum setback line from both side line; The Declaration of Covenants, Conditions and Restrictions of record in Book 4892, page 689, Book 6298, page 934, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 6876 River Ridge Drive, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19th day of June, 2009.

Michael Morgan

Becky Morgan

State of TENNESSEE
County of DAVIDSON

On this 19th day of June, 2009 , before me the undersigned authority, personally appeared Michael Morgan and Becky Morgan , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 2, 2011

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $170,175.00

Affiant

Sworn and subscribed before me this the 19th day of June, 2009

Notary Public

My Commission Expires: _____

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 2, 2011