PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
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BILL GARRETT, Davidson County
Trans:T20090066538 DEEDWARR
Recvd: 09/30/09 12:47 2 pgs
Fees:13.00 Taxes:1665.00
20090930-0090773

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

W & I Ref:(DM) Title No: 50138
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Morton Packard Smith Cathleen Smith 113 Postwood Place Nashville, Tennessee 37205	Same

TAX MAP-PARCEL NUMBERS: 103150A01300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$450,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **J. T. Tenpenny and spouse, Lora Tenpenny**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Morton Packard Smith and spouse, Cathleen C. 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. 13 on the Plan of Revised Postwood of record in Book 5200, page 104, Register's Office for said County.

Said Lot No. 13 fronts 60 feet on the southeasterly margin of Postwood Place and extends back 97.13 feet on the southwesterly line and 95.96 feet on the northeasterly line to a broken line in the rear, measuring 60.01 feet thereon.

Being the same property conveyed to J.T. Tenpenny and spouse, Lora V. Tenpenny by warranty deed from Mary Ann Sakhar, a single person, dated April 23, 1993 and recorded on April 26, 1993 of record in Book 8925, page 331, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2010, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, Page 104, said Register's Office, which Plan shows a 15 foot minimum building setback line from Postwood Place, and an easement, 5 feet in width, for maintenance purposes along the rear line of said lot. And a 10 foot minimum setback line from the northeasterly line, and a 20 foot minimum setback line from the rear line. The Declaration of Covenants, Conditions and Restrictions of record in Book 5116, page 225, Book 5635, page 706, corrected in Book 5794, page 68, Book 5910, page 322, Book 8240, page 746, Doc. No. 20000915-0091860, 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: 113 Postwood Place, Nashville, Tennessee 37205.

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 29th day of September, 2009.

J. T. Tenpenny

Lora Tenpenny

State of TENNESSEE
County of DAVIDSON

On this 29th day of September, 2009 , before me the undersigned authority, personally appeared J. T. Tenpenny and Lora Tenpenny , 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.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 2, 2011

Notary

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 $450,000.00

Affiant

Sworn and subscribed before me this the 29th day of September, 2009

Notary Public

My Commission Expires: 3/20/2010

DEBORAH H. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.