THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 09102204**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $882,000.00. Affiant Subscribed and sworn to before me, this 12th day of November, 2009. Notary Public My Commission Expires: 11/22/10

Kate Rosenthal STATE OF TENNESSEE NOTARY PUBLIC Sumner County

WARRANTY DEED

Address New Owner: Linda N. Tabor, Trustee 810 Foster Hill Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117130B17300CO

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, **Phillip Smith and Pamala Blalock Smith, husband and wife** ("Grantor"), have this day bargained and sold, and does hereby transfer and convey **to Linda N. Tabor, Trustee of the Linda N. Tabor Revocable Living Trust dated January 7, 2006**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 810, FINAL PLAT OF ABBOTTSFORD, PHASE 2, A PLANNED UNIT DEVELOPMENT, REVISION 1, PLAT OF CORRECTION, as shown on plat of record in Instrument No. 20020305-0027572, as corrected at Instrument Nos. 20020828-0104512 and 20070426-0049688, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Phillip Smith and wife, Pamala Blalock Smith by Warranty Deed from Richard A. Davis and wife, Shari Davis, recorded on the 7th day of September, 2006 in Instrument No. 20060907-0110549, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ABBOTTSFORD, PHASE 2, as recorded in Instrument No. 20010502-0044874, as revised at Instrument No. 20020305-0027572 and corrected at Instrument Nos. 20020828-0104512 and 20070426-0049688.

Covenants, Conditions and Restrictions as recorded in Book 6478, Page 177, amended in Book 6530, Page 242, Book 6537, Page 303, amended and restated in Book 8106, Page 1 and amended in Book 10458, Page 810 and Instrument No. 20010330-0030930, supplemented in Instrument No. 20010502-0045152 and rerecorded in Instrument No. 20010514-0049648.

Terms and provisions of by-Laws recorded in Book 8627, Page 254 and Book 9381, Page 876. Charter of Homeowners Association recorded in Book 6548, Page 213.

BILL GARRETT, Davidson County
Trans:T20090078007 DEEDWARR
Recvd: 11/16/09 16:03 2 pgs
Fees:13.00 Taxes:3263.40
20091116-0105570

This is improved property located at 810 Foster Hill Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 12th day of November, 2009.

Phillip Smith

Phillip Smith

Pamala Blalock Smith

Pamala Blalock Smith

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Phillip Smith and Pamala Blalock Smith, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of November, 2009.

Kate Rosenthal

Notary Public

My Commission Expires: 11/22/10

Kate Rosenthal
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County