THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 29323-01-2010** **Record & Return To:** **Wilkins & Ivey, Attorneys** **104 Woodmont Boulevard, Suite 100** **Nashville, TN 37205**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00. Affiant Subscribed and sworn to before me this 5th day of February, 2010. Notary Public

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires: DAVIDSON COUNTY, TENN.

My **WARRANTY DEED**

Address New Owner: Jeffrey B. Smith, Mary A. Smith 124 Clarendon Avenue Nashville, TN 37205	**Send Tax Bills To:** SAME	**Tax Information:** Map and Parcel No.: 11610000600

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, **John D. Ferguson and wife, Carole S. Ferguson**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeffrey B. Smith and wife, Mary A. Smith** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 124 Clarendon Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 5th day of February, 2010.

John D. Ferguson

Carole S. Ferguson

BILL GARRETT, Davidson County
Trans:T20100007765 DEEDWARR
Recvd: 02/08/10 13:09 2 pgs
Fees:13.00 Taxes:4070.00
20100208-0009912

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **John D. Ferguson and Carole S. Ferguson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of February, 2010.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 7 and part of Lot No. 8 on the Plan of Deerfield, of record in Book 547, pages 191 and 192, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point at an iron pin on the westerly margin of Clarendon Avenue, at the common corner of Lots Nos. 1 and 7; thence, in a southerly direction along the westerly margin of said Avenue, 102.5 feet to an iron pin set at the beginning of a curve; thence around said curve, continuing with the margin of said Avenue, in a southwesterly direction, 151 feet to another iron pin in the northerly margin of said Avenue; thence, along the north margin of said Avenue, westerly 46.35 feet to the southeast corner of a part of said Lot No. 8 conveyed to Charles Runcie Clements, Jr. and wife, by deed of record in Book 1081, page 158, Register's Office for Davidson County, Tennessee; thence, in a northerly direction along the easterly line of said Clements property 203 feet, more or less, to the dividing line between Lots Nos. 8 and 2, which point is 13 feet westerly from the common corner of Lots Nos. 7 and 8; thence easterly along the dividing line between Lots Nos. 2 and 8 and Lots Nos. 1 and 7, 127.9 feet to the point of beginning.

Being the same property conveyed to John D. Ferguson and wife, Carole S. Ferguson by Deed dated December 28, 2000 from Robert J. Singer and wife, Elizabeth A. Singer of record in Instruction No. 20010102-0000510, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2010 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 736, page 73 and Book 881, page 358, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 547, pages 191 and 192, Register's Office for Davidson County, Tennessee.