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:T20100007811 DEEDWARR
Recvd: 02/08/10 13:46 2 pgs
Fees:13.00 Taxes:3265.25
20100208-0009986

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50343
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James A. Stein, Jr. Elizabeth D. Stein 129 Alton Road Nashville, Tennessee 37205	New Owner

TAX MAP-PARCEL NUMBERS: 13009003200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$882,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeffrey B. Smith and spouse, Mary A. Smith**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James A. Stein, Jr. and spouse, Elizabeth D. Stein** 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. 22 on the Block "B" on the 2nd Revised Plan of Belle Meade No. 2, as of record in Book 1130, page 62, Register's Office, Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Alton Road at the corner of Lots No. 21 and 22; thence with said Road westwardly 80 feet to the beginning of a curve; thence around said curve, southwestwardly 31.42 feet to the westerly margin of Cross Hill Road; thence with said Road southwardly 180 feet to the northwest corner of Lot No. 1; thence with the northerly line of Lot No. 1 eastwardly 100 feet to the corner of Lots No. 21 and 22; thence with the line between said two lots, northwardly 200 feet to the beginning. And also conveyed, without warranties of title, is the easterly one-half of Cross Hill Road, which lies immediately adjacent to and west of Lot 22 of Block B, described above. Cross Hill Road was closed by Metro Ordinance No. 093-739.

Being the same property conveyed to Jeffrey B. Smith and spouse, Mary A. Smith by Warranty Deed from Michael G. Shears Company, Inc., a Tennessee corporation, dated April 1, 2008 and recorded on April 2, 2008 of record in Doc. No. 20080402-0033301, 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 1130 Page 62, said Register's Office, which Plan shows a 50 foot minimum building setback line from Alton Road and a 10 foot easement for public utility purposes along the rear line of said lot. And a 20 foot minimum setback line from Cross Hill Road. Easements retained by the Metropolitan Government of Nashville and Davidson County, Tennessee, in Ordinance No. 093-739, closing Cross Hill Road.

This is improved property, known as: 129 Alton Road, 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 5th day of February, 2010.

Jeffrey B. Smith

Mary A. Smith

State of TENNESSEE
County of DAVIDSON

On this 5th day of February, 2010 , before me the undersigned authority, personally appeared Jeffrey B. Smith and Mary A. Smith , 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.

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: **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 $882,500.00

Affiant

Sworn and subscribed before me this the 5th day of February, 2010

Notary Public

My Commission Expires: 11/22/10

Kate Rosenthal
State of Tennessee
Notary Public
County of Sumner