THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10020095**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,208,750.00. Affiant Subscribed and sworn to before me, this 1st day of March, 2010. CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Notary Public My Commission Expires: May 2, 2011

My Commission Expires

WARRANTY DEED

Address New Owner: Scott D. Smith and Nan F. Smith 1142 Sewanee Rd Nashville TN 37220	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 13116000101

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 Bass and wife, Felicia Bass** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Scott D. Smith and Nan F. Smith, husband and wife**, ("Grantees"), their 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 the Easterly part of Lot No. 4 on the Plan of a Subdivision of the J. T. Jenkins Homes Place, as of record in Book 547, Page 20, Register's Office for said County, described according to a survey made by H. B. Fowlkes, September 20, 1944, as follows: Beginning in the center of Lea Avenue at the Southeast corner of Lot No. 4; thence with the center of said Avenue, North 6 deg. East 343 feet to a point in the center of said Avenue, which point is the Southerly line of the Bergstrum property; thence with Bergstrum's South line, North 86 deg. West 75 feet to a stake; thence South 38 deg. 15 min. West 97 feet; thence South 47 deg. 15 min. West 105.5 feet; thence South 17 deg. 45 min. West 128.5 feet; thence South 35 deg. 15 min. West 31.5 feet; thence South 13 deg. 55 min. West 34 feet to the center line of Lea Avenue or Sewanee Road; thence with the center line of said Avenue or Road, South 86 deg. East 242 to the point of beginning. Being the same property conveyed to John Bass and wife, Felicia Bass by Warranty Deed from John J. Morris and wife, Mariann Morris, recorded on the 17th day of May, 2007 in Instrument No. 20070517-0059220, 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 A SUBDIVISION OF J.T. JENKIN'S HOME TRACT, as recorded in Plat Book 547, Page(s) 20.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Preservation Easement recorded in Book 6178, Page 425.

This is improved property located at 1142 Sewanee Rd Nashville TN 37220.

BILL GARRETT, Davidson County
Trans:T20100012682 DEEDWARR
Recvd: 03/03/10 14:07 2 pgs
Fees:13.00 Taxes:4472.38
20100303-0016374

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 1st day of March, 2010.

John Bass

Felicia Bass

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Bass and Felicia Bass, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of March, 2010.

Notary Public

My Commission Expires: 11/22/10

