This Instrument Was Prepared By:
Mooreland Title Company, LLC
213 Overlook Circle, Suite B-2
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20100019714 DEEDWARR
Recvd: 04/06/10 08:03 2 pgs
Fees:13.00 Taxes:686.72
20100406-0025363

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $185,600.00.

Affiant

Subscribed and sworn to before me, this 31 day of MARCH, 2010.

Notary Public

My Commission Expires: 12-28-13

LINDA J. OTT STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

Address New Owner:
Dominick R. Smith
902 Montrose Avenue
Nashville, TN 37204

Send Tax Bills To:
OWNER

Map & Parcel:
118-01-046600

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Rigid Development, Inc.**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Dominick R. Smith and Christopher W. Smith,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 93 on the Plan of Montrose Place, as of record in Book 57, Page 93, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Rigid Development, Inc, by deed from Samuel H. Russell and wife Adrienne P. Russell, dated November 30, 2009 of record in Instrument No. 20091201-0110384, Register's Office for Davidson County, Tennessee.

This conveyance in made subject but not limited to the following:

1. Subject to all matters on plan of record in Plat Book 57, Page 93, Register's Office for Davidson County, Tennessee.
2. Application to split parcels of record in Instrument No. 20060707-0082055, Register's Office for Davidson County, Tennessee.
3. Sell off of Lot 92 in Instrument No. 210061114-0141085, Register's Office for Davidson County, Tennessee.
4. All assessments and taxes due in 2010 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 902 Montrose Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 31 day of MARCH, 2010.

Rigid Development, Inc.

By: _____
Brent Craig, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the within named **Brent Craig**, with whom I am personally acquainted, and who upon his/her oath, acknowledged himself to be the President of Rigid Development, Inc., the bargainor, a Tennessee Corporation, and that he as such President, being authorized so to do, executed the within instrument for the purpose therein contained by signing the same of the Corporation by himself as such President.

Witness my hand, at Brentwood, Tennessee, this 31 day of MARCH, 2010.

Linda J. Ott
NOTARY PUBLIC

My Commission Expires: 12-28-13

