BILL GARRETT, Davidson County
Trans:T20120054933 DEEDWARR
Recvd: 07/26/12 11:52 2 pgs
Fees:13.00 Taxes:865.80
20120726-0065781

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,000.00.

Dorothy J. Smith
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF July, 2012.

Brandy K Gomez
NOTARY PUBLIC

BRANDY K. GOMEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires NOV 5, 2013

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Dorothy J. Smith 103 Keeneland Drive Hermitage, TN 37076	SAME	064-12-0C-103 CO

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

FRANCES H. GREGORY, TRUSTEE OF THE FRANCES H. GREGORY REVOCABLE LIVING TRUST DATED JUNE 10, 1998

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

DOROTHY J. SMITH

hereinafter called the GRANTEES, their 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 Building Envelope 103 of Lexington, LTD, Phase 1, of record in Plat Book 6250, page 340, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate descritpion of said Building Envelope.

Being the same property conveyed to KENNETH R. GREGORY AND WIFE, FRANCES H. GREGORY, by deed from LEXINGTON, LTD., LLOYD H. GRIFFIN AND REAL ESTATE ADVISORY & DEVELOPMENT CORPORATION, CO-GENERAL PARTNERS (A TENNESSEE LIMITED PARTNERSHIP), of record in Book 6593, page 990, dated June 7, 1985, said Register's Office. Then being further conveyed to THE FRANCES H.

GREGORY REVOCABLE LIVING TRUST DATED JUNE 10, 1998, FRANCES H. GREGORY, TRUSTEE, by Quitclaim Deed from KENNETH R. GREGORY AND WIFE, FRANCES H. GREGORY, of record as Instrument No. 20011017-0112989, dated October 15, 2001, said Register's Office.

This is improved property known as 103 Keeneland Drive, Hermitage, TN 37076.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 24th day of July, 2012.

Frances H. Gregory, Trustee of The Frances H. Gregory Revocable Living Trust Dated June 10, 1998

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Frances H. Gregory, Trustee of The Frances H. Gregory Revocable Living Trust Dated June 10, 1998 , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 24th day of July, 2012.

Notary Public

My commission expires:

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 4, 2013