This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P12-0332-D

BILL GARRETT, Davidson County
Trans:T20120055850 DEEDWARR
Recvd: 07/30/12 14:41 2 pgs
Fees:13.00 Taxes:92.50
20120730-0067038

WARRANTY DEED

Address of New Owners:
Mr. and Mrs. Peter H. Curry
122 Wentworth Ave
Nashville TN 37215

Send Tax Bills To:
New Owners

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,
Thomas E. Smith, Jr., a widower

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
Peter H. Curry and wife, Patricia P. Curry

hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being part of Lot No. 1 on the Plan of the Subdivision of the James Clemmons Land, as of record in Minute Book E, Page 551, Chancery Court at Nashville, and being more particularly described as follows:

BEGINNING at a point on the Northerly margin of Taylor Road 446 feet Westerly from Hobson's and Scrugg's corner, said point being the Northwest corner of said Taylor Road and a 50 foot unnamed street; thence with the Northerly margin of Taylor Road Westwardly 100 feet; thence Northwestwardly 150 feet, thence Eastwardly 100 feet to the Westerly margin of said 50 foot unnamed street; thence with the Westerly margin of said unnamed street Southwardly 150 feet to the beginning.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXCLUDED from this conveyance is the following described property described in Book 4027, Page 26:

BEGINNING at a point in the Northerly right-of-way of West Trinity Lane, said point being in Gipson's West property line; thence Easterly along said Northerly right-of-way line 100 feet to a point in the West margin of said unnamed street, 20 feet to a point in the new proposed Northerly right-of-way line of West Trinity Lane; thence Westerly along the new proposed right-of-way line 100 feet to a point in Gipson's West property line; thence Southerly along said Westerly property line, 20 feet to the point of beginning.

ALSO EXCLUDED is the property described in Book 4266, Page 962, as follows:

A strip or parcel of land in fee simple, containing a total of approximately 135 square feet, and also a slope easement of 650 square feet, located in the 2nd District of Metropolitan Government of Nashville and Davidson County, as shown on the right-of-way plan as Parcel No. 2 for Monticello Drive (Project 68-R-24), of record in Book 4175, Page 26, which is made a part of this instrument by reference.

Being the same property conveyed to Mary J. Smith by deed from Freddie Gipson, Jr. and wife, Doris Etta Gipson, dated July 2, 1981, and of record in Book 5766, Page 994, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Donald Arkovitz, Trustee, by Quitclaim Deed from Thomas E. Smith, Jr. Administrator, CTA of the Estate of Mary J. Smith, deceased, and further conveyed to Thomas E. Smith, Jr., individually, dated April 7, 1987, and of record in Book 7194, Page 526, in the Register's Office of Davidson County, Tennessee.

This property is subject to the right-of-way of West Trinity Lane and Monticello Drive.

This property is subject to an Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances in favor of Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6421, Page 880, in the Register's Office Davidson County, Tennessee.

This property is subject to an easement in favor of Tennessee Department of Transportation of record in Book 10183, Page 205, in the Register's Office of Davidson County, Tennessee.

This property is subject to an Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances in favor of Metropolitan Government of Nashville and

Davidson County, Tennessee, of record in Book 10460, Page 399, in the Register's Office Davidson County, Tennessee.

This is (X) Unimproved ( ) Improved property known as 403 West Trinity Lane, Nashville, TN

THIS CONVEYANCE IS SUBJECT TO: 2012 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said 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 my hand this the 26th day of July, 2012.

Thomas E. Smith, Jr.

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas E. Smith, Jr., a widower, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 26th day of July, 2012.

Notary Public

AL FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2014

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of July, 2012.

Notary Public

AL FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:_____

Map: 71 05
Parcel: 19.00