BILL GARRETT, Davidson County
Trans:T20120092821 DEEDWARR
Recvd: 12/05/12 10:10 3 pgs
Fees:18.00 Taxes:814.00
20121205-0111821

{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS:
{Gerald E. Smith	{ New Owner	}Map and Parcel }
{3405 Oak Cliff Drive	{	}05201033400 }
{Nashville, TN 37214	{	} 14234A}
{This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner		}
{Avenue, Suite 201, Nashville, Tennessee 37205.		}

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Jack T. Pitt and wife, Betty C. Pitt** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Gerald E. Smith, a single person** (The "Grantee"), his heirs and/or assigns certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

See attached Exhibit a for legal description.

This conveyance is subject to the following:

1. Taxes for the year 2013 and subsequent years.
2. Any and all matters appearing as shown on the Plat of Revised Plan of Power and Roth's Madison Park Subdivision, of record in Plat Book 843, page 7, said Register's Office.
3. Deed of Trust executed by Jack T. Pitt and wife, Betty C. Pitt to Volunteer State Bank of record in Instrument Number 20021122-0145583 and Assignment of Rents of record in Instrument Number 20021122-0145584, said Register's Office for Davidson County, Tennessee.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $220,000.00.

Affiant

Subscribed and sworn to before me this 30th day of November, 2012.

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires MAY 6, 2013

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and/or assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and/or assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and/or assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 30th day of November, 2012

Jack T. Pitt

Betty C. Pitt

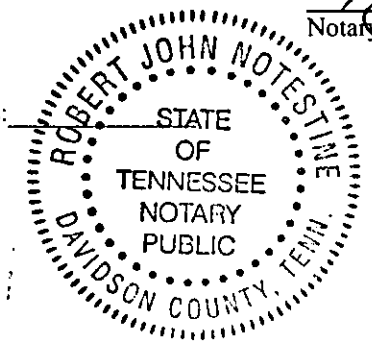
STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Jack T. Pitt and wife, Betty C. Pitt, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of Nashville, Tennessee, on this 30th day of November, 2012.

Notary Public

My Commission Expires:



My Commission Expires MAY 6, 2013

EXHIBIT A

Parcel 1

Land in Davidson County, Tennessee, being Lot No. 13 and the Easterly 31.3 feet of Lot No. 12 of Block "F" on the Revised plan of Power and Roth's Madison Park Subdivision, of record in Book 843, Page 7, Register's Office for Davidson County, Tennessee.

Said Lot and part of said lot adjoin and front together 83.3 feet on the Northerly side of Madison Boulevard and extends back between lines, 263.9 feet on the Easterly line of Lot No. 13 and 230 feet, more or less, on the Westerly line of a part of Lot No. 12, to a line in the rear on which they measure 80 feet.

Parcel 2

Land in Davidson County, Tennessee, being the Southerly part Lot 14 of Block "F" on the Revised Plan of Power and Roth's Madison Park Subdivision, of record as Book 843, Page 7, Register's office for Davidson County, Tennessee.

Said part of said lot fronts 53 feet on the Northerly side of Madison Boulevard, and extends back 183 feet on the Easterly line and 163.9 feet, more or less, on the Westerly line, to a line in the rear on which it measures 50 feet, more or less.

Being the same property conveyed by Warranty Deed from Kenneth D. Garner and Peggy W. Garner, Trustees under the Garner Trust, dated December 1, 2000, a Revocable Living Trust to Jack T. Pitt and wife, Betty C. Pitt as recorded on the 22nd day of November, 2002 in Instrument No. 20021122-0145582 (as to Parcel 1) and Deed of Correction as recorded on the 12th day of January, 2005 in Instrument No. 20050112-0004387 (as to Parcel 2), in the Register's Office of Davidson County, Tennessee.