| ADDRESS NEW OWNERS | SEND TAX BILLS TO | MAP-PAR NO. |
|---|---|---|
| Connie Anderson, unmarried and<br>Mark Marshall, unmarried<br>305 Brewer Drive<br>Nashville, Tennessee | Connie Anderson &<br>Mark Marshall<br>P.O. Box 3142<br>Brentwood, TN 37027 | MAP 167.1<br>PAR 88 |

**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 Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Edine J. Smith, an unmarried widow,** have bargained and sold, and by these presents do transfer and convey unto the said **Connie Anderson, unmarried and Mark Marshall, unmarried,** the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 2, on the Map of Addition to Southwood Subdivision as of record in Book 2900, Page 65, Register's Office for Davidson County, Tennessee.

SAID Lot No. 2 fronts 140 feet on the easterly side of Brewer Drive and extends back 261.2 feet on the northerly line and 313.33 feet on the southerly line to a dead line mesuring 149.9 feet thereon.

BEING the same property conveyed to Wilson D. Smith and wife, Edine J. Smith by deed from Asberry B. Jones and wife, Glorida Jones and Theresa P. Weathers of record in Book 4156, Page 495, said Register's Office for Davidson County, Tennessee. The said Wilson D. Smith having since died.

**PREPARED BY INFORMATION FURNISHED BY THE PARTIES.**

**PREPARER MAKES NO WARRANTY AS TO TITLE, LEINS ENCOMBRANCES OR OTHER MATTER OF RECORD.**

9 4 7 0 7

IDENTIFICATION REFERENCE

MAR 17 12 55 PM '87

WILLIAM L. GEOSTER
DAVIDSON CO. NASHVILLE

MAIL FMV

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is improved property, known as: **305 Brewer Drive, Nashville, Tennessee.**

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. 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.

Whenever 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 13th day of February, 1987.

Edine J. Smith

**Edine J. Smith**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7170 PAGE 743

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Edine J. Smith, an unmarried widow**, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of February, 1987.

William E. Hunt Jr.
NOTARY PUBLIC

MY COMMISSION EXPIRES: July 17, 1988

**********

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $55,500.

R. M. Johnson
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 17th DAY OF March, 1987.

B. Edwards - Dep. Reg.
~~NOTARY PUBLIC~~

~~MY COMMISSION EXPIRES:~~

_____

**This instrument was prepared by:**

**Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211**

**(615) 833-5858**

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7170 PAGE 744

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 55000.00- CAMT. | |
| | | | 155.40 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDCTD | |
| | | | CHECK | 161.90- |
| 2048A03/17/87 | | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

047.57

IDENTIFICATION REFERENCE

MAR 17 12 55 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 57949