WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$150,000.00**

Roy L. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **28TH DAY OF JULY, 2000.**

Notary Public

MY COMMISSION EXPIRES: 3-27-04
(AFFIX SEAL)

Instr:200007280074659 Page: 1 OF 2
REC'D FOR REC 07/28/2000 12:32:54PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $555.00

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy L. Smith	OWNER	**150 -- 53**
(NAME)	(NAME)	
3230 Smith Springs Road		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **Emmy L. Wishum, a single individual and Deborah Moore, a single individual, as joint tenants with rights of survivorship**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROY R. SMITH AND WIFE, JOSEPHINE PHELPS**, 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:

A tract of land in the 2nd Civil District in Nashville, Davidson County, Tennessee, bounded on the west and north by Hough on the east by Chatham Pointe Subdivision and Charlton and on the south by Smith Springs Road and being described according to a survey of the remainder of the Robert C. Burnett & wife property recorded in Deed Book 3644, Page 73, R.O. D.C., TN done by John McCormick TN, R.L. S. #674 dated 3/25/97, and more particularly described as follows:

Beginning at a point in the northerly margin of Smith Springs road said point being the southwest corner of the Jackie Charlton property (Book 5353, page 867, R.O.D.C., TN) and the southeast corner of the herein described tract; thence with said Charlton the following two calls:

N 09 degrees 18 minutes 11 seconds east 236.70 feet t a point; S 81 degrees 47minutes 56 seconds east 200.00 feet to a point in the westerly boundary of Chatham Pointe Subdivision (Book 6900, page 47 R.O.D.C., TN); thence with said Chatham point Subdivision N 08 degrees 09 minutes 16 seconds E 503.29 feet to a point in the south line of hte Peter Hough property (Book 8318, page 867, R.O.D.C., TN); thence with said Hough, the following three calls; N 81 degrees 10 minutes 36 seconds W 1024.21 feet to a point; S 60 degrees 52 minutes 01 seconds E 267.17 feet to a point; S 26 degrees 37 minutes E 832.11 feet to a point in the northerly margin of Smith Springs Road; thence with said northerly margin S 81 degrees 47 minutes 56 seconds E72.13 feet to the point of beginning containing 8.208 acres, more or less.

Being the same property conveyed to Emily L. Wishum and Deborah Moore as joint tenants with rights of survivorship by instrument of record at Instrument No. 200006120058642, Register's Office for Davidson County, Tennessee. For further reference, see Book 10526, Page 136, said Register's Office.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **3230 Smith Springs Road, Antioch, TN 37013**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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/our hand(s)** this **28th day of July, 2000**.

Melissa Faulkner

Emmy L. Wishum by Faulkner

Emmy L. Wishum

Deborah Moore by Melissa Faulkner

Deborah Moore

State of Tennessee
County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Emmy L. Wishum and Deborah Moore the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch,, Tennessee, this 28th day of July, 2000.

Commission expires:

Notary Public

State of Tennessee
County of Davidson

On 7/28/00 before me personally appeared Melissa Faulkner the person who executed the foregoing instrument on behalf of Emmy L. Wishum & Deborah Moore and acknowledged that she executed the same as the free act and deed of the said Emmy L. Wishum & Deborah Moore, through Power of Attorney granted her by the said Emmy L. Wishum & Deborah Moore.

Commission expires: 2/18/01

Notary Public

K. PARKER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE