# WARRANTY DEED

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 106,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 2000

Notary Public Vickie R. Rodgers

MY COMMISSION EXPIRES: 10-25-2003
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Daren W. Geremia | SUNTRUST BANK | MAP 72-4 |
| (NAME) | (NAME) | |
| 1607 Golf Street | P. O. BOX 305110, 7TH FLOOR | PARCEL 164 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37216 | NASHVILLE, TN 37230-5110 | |
| (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, Margaret C. Smith and husband, Earl L. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daren W. Geremia and wife, Amie B. Geremia

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:

Land in Davidson County, Tennessee, being Lot No. 17 of Block "A" on the Plat of Inglewood Terrace, as of record in Book 1130, page 1, Register'sOffice for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Earl L. Smith and wife, Margaret C. Smith by deed from Russell B. Anderson and Ira J. Estes, Jr., partners doing business as Anderson & Estes Company, of record in Book 2332, Page 54, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Margaret C. Smith by quitclaim deed recorded simultaneously herewith.

Earl L. Smith joins in this conveyance for the purpose of conveying all right, title and interest in and to said property, marital or otherwise.

James L. Smith executes this instrument as Attorney-In-Fact on behalf of Earl L. Smith pursuant to Durable Power-of Attorney recorded simultaneously herewith.

Davidson County DEEDWARR
Recvd: 12/01/00 15:07 2pgs
Fees:11.00 Taxes:392.20

20001201-0118239

unimproved ( )
This is improved ( X ) property, known as 1607 Golf Street, Nashville, TN 37216
(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 our hand s this 30th day of November, 2000

Margaret C. Smith

Margaret C. Smith
Earl L. Smith
By: Earl L. Smith by James L. Smith
James L. Smith, Attorney-in-fact

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 Margaret C. Smith

the bargainor _____, 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 Goodlettsville, Tennessee, this 30th day of November, 2000.

Commission expires 10 25 2003

Vickie R. Rodgers Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30th of November, 2000, before me, the undersigned, a Notary Public in and for said County and State, personally appeared James L. Smith, to me known to be the person(s) who executed the foregoing instrument in behalf of Earl L. Smith and who acknowledged that he executed the same as the free act and deed of the said Earl L. Smith. Witness my hand and official seal at Goodlettsville, Tennessee, this the 30th day of November, 2000.

Vickie R. Rodgers
Notary Public Vickie R. Rodgers

My Commission Expires: 10 25 2003

VICKIE R. RODGERS NOTARY PUBLIC STATE OF TENNESSEE