Davidson County DEEDWARR
Recvd: 12/08/00 13:58 2pgs
Fees:11.00 Taxes:214.60
20001208-0121194

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **39465** FILE BOX "7"

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 58,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS **6th DAY OF DECEMBER, 2000.**

Notary Public

MY COMMISSION EXPIRES: 9/28/02

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 28, 2002

**THIS INSTRUMENT WAS PREPARED BY**
**SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201**

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL # |
|---|---|---|
| **MICHAEL L. SAUNDERS**<br>1920 SEMINOLE AVE<br>NASHVILLE, TN 37211 | **SAME** | **119-14-228**<br>**6DA 31485** |

FOR AND IN 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, JERRY SMITH and wife, CRYSTAL SMITH**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **MICHAEL L. SAUNDERS**

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. 25 on the Plan of Pleasant View Subdivision of Mrs. McCombs's Property, Nolensville Road, as of record in Book 421, Page 134, Register's Office for said County, to which plan reference is herein made for a more complete legal description of metes and bounds.**

**Being part of the same property conveyed to Jerry Smith by Executor's Quitclaim Deed from Jerry Smith, Executor of the Estate of Ruth Prather Smith, deceased, of record in Book 10291, page 420, Register's Office for Davidson County, Tennessee, and being part of the same proeprty conveyed to J. Claude Smith and wife, Ruth P. Smith by deed from Eugene Beckman and wife, of record in Book 1468, Page 135, said Register's Office. J. Claude Smith died on September 22, 1984, and at his death such property vested entirely in his wife, Ruth P. Smith, also known as Ruth Prather Smith. The said Ruth Prather Smith having since died.**

**The said Crystal Smith, wife of Jerry Smith, joins in this conveyance for whatever right, title and interest she might have in said property by reason of the marital estate or otherwise.**

Unimproved ( )
This is improved ( X) property, known as **257 Morton Avenue, Nashville, Tennessee 37211**
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 HANDS THIS 6th DAY OF DECEMBER, 2000.**

**JERRY SMITH** **CRYSTAL SMITH**

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 JERRY SMITH and wife, CRYSTAL SMITH, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 6TH day of December, 2000.

Alan L. Saturn

NOTARY PUBLIC

My Commission Expires: 9/28/2002

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002