12

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/16/01 15:29 2pgs
Fees:11.00 Taxes:573.50

20010116-0004754

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF January 2001

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EDWARD WILLIAM BROWN	SAME	117-12-101
(NAME)	(NAME)	
1577WOODMONT BOULEVARD		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37215		
(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, C. T. SMITH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EDWARD WILLIAM BROWN

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 the westerly part of Lot No. 8, of Block "B", on the Map of CLAIRMONT SUBDIVISION, of record in Book 974, page 8, Register's Office for DAVIDSON County, Tennessee.

SAID part of Lot No. 8 of Block "B" fronts 88.82 feet on the southerly margin of WOODMONT BOULEVARD and extends back 192.8 feet on the westerly line and 195.33 feet on the easterly line, to a dead line in the rear, measuring 88.8 feet thereon.

BEING the same property conveyed to C. T. SMITH, JR. AND WIFE, VERLON R. SMITH, by deed from Jacques S. Benninga and wife, Suzanne W. Benninga, of record in Book 4977, page 851, Register's Office for DAVIDSON County, Tennessee. The said C. T. SMITH, JR. conveyed his interest in subject property to VERLON R. SMITH, by Quitclaim Deed of record in Book 5581, page 373, Register's Office for DAVIDSON County, Tennessee. The said VERLON R. SMITH has since died testate; and by Will of record in Will Book 204, page 49, Probate Court for DAVIDSON County, Tennessee, subject property was devised to C. T. SMITH.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

*** CONTINUED ***

This is improved (X) property, known as 1577 WOODMONT BOULEVARD, NASHVILLE, TN 37215
unimproved ( )
(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 hand this 12th day of January, 2001

C. T. 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 C. T. SMITH

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, _____, Tennessee, this 12th day of January, 2001.

Commission expires May 27, 2001

I. DYKE TATUM
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

***** CONTINUATION**

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD