WARRANTY DEED

47

Davidson County DEEDWARR
Recvd: 01/23/01 15:12 2pgs
Fees:11.00 Taxes:205.72
20010123-0007045

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF January 2001

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

PUBLIC AT LARGE

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
Michael S. Smith (NAME)	Jefferson Heritage Mortgage (NAME)	MAP 105-14
2502 White Avenue (ADDRESS)	15435 Clayton Road/PO Box 17 (ADDRESS)	PARCEL 267
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Ballwin, MO 63022-0017 (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, Edyth Burnett and Debra Cayce, Devisees of the Last Will and Testament of Janie D. Duke, Deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael S. Smith, An Unmarried Person

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:

Being Lot No. 97 on the plan of Geo. I. Waddey's Subdivision of Westwood, as of record in Book 332, Page 99, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate desscription of said lot.

Being the same property conveyed to Janie D. Duke and husband, Braxton M. Duke by deed from Vollie Vex Donoho and wife, Blanche Marie Donoho, of record in Book 1533, Page 35, Register's Office for Davidson County, Tennessee. The said Braxton Morgan Duke having predeceased Janie D. Duke. Janie D. Duke having since died on June 19, 1999 in Davidson County, Tennessee. Said property was devised to Edyth Burnett and Debra Cayce pursuant to the Last Will and Testament of Janie D. Duke which is of record in Will Book 233, Page 546 in the Seventh Circuit Court of Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2502 White Avenue, Nashville, TN 37204
(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 19th day of January, 2001

X Edyth Burnett
Edyth Burnett

X Debra Cayce
Debra Cayce

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 Edyth Burnett and Debra Cayce

the bargainor S, 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 Goodlettsville, Tennessee, this 19th day of January 2004.

Commission expires 10-25-05

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