Davidson County DEEDWARR
Recvd: 02/28/01 11:34 2pgs
Fees:11.00 Taxes:214.60

20010228-0018518

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **39646** 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 **26th day of February, 2001.**

Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: 9/28/2002

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 1920 SEMINOLE AVE NASHVILLE, TN 37211	**SAME**	**119-14-227** **6DA 31480**

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 **WE, 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. 24 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 description of metes and bounds.

BEING part of the same property conveyed to Jerry Smith by Executor's Quitclaim Deed from the Estate of Ruth Prather Smith of record in Book 10291, Page 420, Register's Office for Davidson County, Tennessee and being the same property 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 and Ruth P. Smith are both deceased, J. Claude Smith having died first.

Unimproved ( )
This is improved (X) property, known as **259 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 26th DAY OF FEBRUARY, 2001.

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 acted 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 26th day of February, 2001.

NOTARY PUBLIC

My Commission Expires: 9/28/2002

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

My Commission Expires SEPT. 28, 2002