WARRANTY DEED

47

Davidson County DEEDWARR
Recvd: 03/02/01 13:13 2pgs
Fees:11.00 Taxes:545.75

20010302-0019778

G-5872-E

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 147,500.00

David Carlson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27TH DAY OF February, 2001

Bertie J. Whitaker
Notary Public

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

BERTIE J. WHITAKER NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE LARGE

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David O. Carlson (NAME)	1st Trust Bank for Savings (NAME)	MAP 42-7
703 Ronnie Road (ADDRESS)	P.O. Box 17257 (ADDRESS)	PARCEL 15
Madison, TN 37115 (CITY) (STATE) (ZIP)	Memphis, TN 38187-0257 (CITY) (STATE) (ZIP)	11D34540

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, Jeanne S. Osborne and Wanda D. Smith and Derrick Charleston Smith, Sr. and Lisa Kay Smith Keller the only heirs-at-law of Ava Dale J. Smith, Deceased HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David O. Carlson and wife, Jennifer L. Carlson

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. 18 on the Plan of Section II, Castle Grove Subdivision, of record in book 2900, Page 102, Register's Office for said County.
Said Lot No. 18 fronts 167 feet on the west side of Ronnie Road and extends back between lines, 171.7 feet on the south line and 333.2 feet on the north line to a dead line in the rear on which it measures 232.7 feet.

Being the same property conveyed to John C. Smith, Sr. and wife, Ava Dale J. Smith, by deed from John Thomas Lee and wife, Marjorie L. Lee, of record in book 4150, page 153, Register's Office for Davidson County, Tennessee. The said Ava Dale J. Smith having since died, with the said John C. Smith, Sr. having predeceased her, being survived by Jeanne S. Osborne, Wanda D. Smith, Derrick Charleston Smith, Sr. and Lisa Kay Smith Keller as her sole surviving heirs-at-law.

Lisa Kay Smith Keller executes this instrument as Attorney in Fact for Derrick Charleston Smith, Sr. pursuant to Power of Attorney recorded simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 703 Ronnie Road, Madison, TN 37115
(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 27th day of February, 2001

Jeanne S. Osborne

Wanda D. Smith

Derrick Charleston Smith, Sr.
By: Lisa Kay Smith Keller
Lisa Kay Smith Keller, Attorney-in-fact

Lisa Kay Smith Keller

DCTN01WC

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 JEANNE S. OSBORNE, WANDA SMITH, AND LISA KAY SMITH KELLER 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 27th day of February, 2001.

My Commission Expires: 10-25-03

Notary Public

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the County and State 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, a corporation, and that _____ as such _____ and _____ being authorized to do so, 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 in _____, Tennessee on this the _____ day of _____, _____.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of February, 2001, before me, the undersigned, a Notary Public in and for said County and State, personally appeared LISA KAY SMITH KELLER to me known to be the person who executed the foregoing instrument in behalf of DERRICK CHARLESTON SMITH, SR., and acknowledged that she executed the same as the free act and deed of the said DERRICK CHARLESTON SMITH, SR.

Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this the 27th day of February, 2001.

My Commission Expires: 10-25-03

Notary Public

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisdctory evidence), and who acknowledged to me that _____ is the _____ of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the puposes therein contained on behalf of the said _____, by signing _____ name as such _____.

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

Notary Public

My Commission Expires: _____