SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 03/15/01 08:32 2pgs
Fees:11.00 Taxes:436.60
20010315-0024651

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **39638** FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 118,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **9th DAY OF MARCH, 2001.**

Notary Public

MY COMMISSION EXPIRES: 9/28/02

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

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 #
JON C. PRICE and **ALANA AUSLANDER** **412 Paulson Court** **Antioch, TN 37013**	**WOODMONT FINANCIAL SERVICES** **5107 Maryland Way** **Brentwood, TN 37027**	**172-8-A-38** **5D 63873**

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, MARION H. SMITH, III and wife, LINDA J. SMITH**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JON C. PRICE and ALANA AUSLANDER**

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. 38 on the plan of Section Two-B, Hunter's Branch of record in Plat Book 6900, Page 336, Register's Office for Davidson County, Tennessee.

SAID Lot No. 38 fronts 26.21 feet on the westerly margin of Paulson Court and extends back 110.0 feet on the southerly line and 118.96 feet on the northerly line to a broken line in the rear measuring 110.97 feet thereon.

BEING the same property conveyed to Marion H. Smith, III and wife, Linda J. Smith by deed from Phillips Builders, Inc., of record in Book 7498, Page 438, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as **412 Paulson Court, Antioch, Tennessee 37013**
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 9TH DAY OF MARCH, 2001.

MARION H. SMITH, III **LINDA J. 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 MARION H. SMITH, III and wife, LINDA J. 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 9th day of March, 2001.

NOTARY PUBLIC

My Commission Expires: 9/28/2004

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