WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 04/16/01 10:48 3pgs
Fees:15.00 Taxes:314.13
20010416-0036714

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heather Leah Young	Franklin American Mortgage Company	Map 61-11-317
(NAME) 1104 McAlpine Avenue	(NAME) 501 Corporate Centre Dr., Suite 400	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Franklin Tennessee 37067	
(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,

HEATHER L. YOUNG,

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

WALLACE F. SMITH AND WIFE, JACKLYN K. SMITH

, 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:

A tract of land situated Davidson County, Tennessee, being a portion of Lot No. A on the map of Kennedy and Graves Plan of Monta Vista, as of record in book 421, Page 143, Register's Office, Davidson County, Tennessee and more particularly described as follows according to a survey by Caldwell Engineering and Surveying, Job No. 98-40, dated May 22, 1998:

To reach the point of beginning at a point in the centerline of McAlpine Avenue, said point being 399.3 feet west of the northwest corner of Lot 2 of said plan, to a nail in the centerline of McAlpine Avenue, said nail being the northeast corner and point of beginning of the herein described tract; thence leaving said centerline S 20 degrees 00' 00" W passing through an iron pin at the right-of-
Continued on next page.

Being the same property conveyed to Wallace F. Smith and Wife, Jacklyn K. Smith by deed from Troy Fuller, unmarried d/b/a Sterling Enterprises of record in Deed Book 10179, page 840, Register's Office for said County.

This conveyance is subject to easements of record in Book 4044, page 649, Register's Office for said County,

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 1104 McAlpine Avenue, Nashville, TN 37216
(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

Continuation of Legal

way at 20.17 feet and continuing for a total of 280.03 feet to an iron pin; thence W 70 degrees 36' 10" w, 58.93 feet to an iron pin at the southeast corner of the Black property, as of record in Book 9861, Page 312, Register's Office, Davidson County, Tennessee, same being the northeast corner of the Patel property as of record in Book 7851, Page 729, Register's Office, Davidson County, Tennessee; thence with Blacks line N 21 degrees 28' 00" E passing through an iron pin at the right-of-way at 267.14 feet and continuing for a total of 287.25 feet to a nail in the centerline of McAlpine Avenue; thence with said centerline S 62 degrees 30' 00" E, 50.00 feet to the POINT OF BEGINNING, containing 15,112 square feet, or 0.35 acre, more or less

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/our hand(s) this.

Wallace F. Smith

Wallace F. Smith

Jacklyn K. Smith

Jacklyn K. Smith

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me the undersigned ,a Notary Public in and for said County and State, the within named Wallace F. Smith and Jacklyn K. 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 this 28th day of March, 2001.

My Commission Expires August 8, 2004

Lura K. Perry

Notary Public

LURA K. PERRY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

File Number2103256

RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122