Davidson County DEEDWARR
Recvd: 04/25/01 10:51 3pgs
Fees:15.00 Taxes:462.50
20010425-0040998

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Ronald C. Smith, et ux 1305 Norvel Avenue Nashville, TN 37215	Same as New Owner	Map 61-15 Parcel 315

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, CHARLES PRESSNELL ELROD, JR., ROBERTA ELROD, BRIAN LEE ELROD AND BOBBY R. ELROD, JR., being the only heirs at law of Bobby Ray Elrod, a/k/a Bobby R. Elrod, Sr., deceased, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto RONALD C. SMITH and wife, LINDA W. SMITH, hereinafter referred to as 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 the southern half of Lot No. 4 on the Plan of the Subdivision of Maplewood Home Tract, as of record in Book 421, page 174, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 4 fronts 50 feet on the westerly side of Gallatin Pike and runs back between parallel lines 250 feet to a dead line.

BEING the same property conveyed to Charles Pressnell Elrod, Jr. and Bobby Ray Elrod by Quitclaim Deed from Charles Pressnell Elrod, Sr., of record in Book 5772, page 227, said Register's Office. Charles Pressnell Elrod, Sr. reserves unto himself and any surviving spouse that he is legally married to at the time of his death, a life estate in the said property. And, the said Bobby Ray Elrod died on May 7, 1993, leaving a Holographic Will filed for probate in the Probate Court for Davidson County, Tennessee, *In the Matter of: The Estate of Bobby R. Elrod, Sr., deceased*, Docket No. 93P-652. The undersigned, ROBERTA ELROD, BRIAN LEE ELROD and BOBBY R. ELROD, JR. are the widow and children of the decedent and the only beneficiaries under the Holographic Will and the decedent's only heirs at law. The said Estate of Bobby R. Elrod, Sr. has been closed and all debts and obligations owing by the decedent during his lifetime or by reason of his death have been fully paid and satisfied.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 3813 Gallatin Road, Nashville, TN 37216.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2001, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to any and all matters as they may appear on the plan of record in Book 421, page 174, said Register's Office.

3. Subject to sewer easement of record in Book 4311, page 236, said Register's Office.

And, we, the GRANTORS, 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.

LIFE ESTATE: By their signatures hereto, CHARLES PRESSNELL ELROD, SR. and wife, HAZEL ELROD, specifically relinquish and convey their respective life estates in the said property.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

CHARLES PRESSNELL ELROD, JR.

ROBERTA ELROD

BRIAN LEE ELROD

BOBBY R. ELROD, JR.

CHARLES PRESSNELL ELROD, SR.

HAZEL ELROD

"GRANTEES"

RONALD C. SMITH

LINDA W. SMITH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES PRESSNELL ELROD, JR., ROBERTA ELROD, BRIAN LEE ELROD, BOBBY R. ELROD, JR., CHARLES PRESSNELL ELROD, SR. and wife, HAZEL ELROD, and RONALD C. SMITH and wife, LINDA W. SMITH, 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, at office, this the 17th day of April, 2001.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Affiant

Sworn to and subscribed before me, this the 17th day of April, 2001.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001