**THIS INSTRUMENT PREPARED BY:**

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $ 160,000.00

Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Subscribed and sworn to before me, this 20th day of April, 2001

Notary Public

My Commission Expires: _____

| Address New Owner: | Send Tax Bills To: | Map & Parcel Nos. |
|---|---|---|
| JOHN G. SMITH<br>1924 20th Avenue, South<br>Nashville, Tennessee 37212 | SAME | MAP 104-12<br>PARCEL 136 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SIXTY THOUSAND AND NO/100-------- ---------- ($ 160,000.00 ) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, I, ELIZABETH PRICE, UNMARRIED

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto JOHN G. SMITH AND WIFE, MELINDA D. SMITH AND DWIGHT HOLCOMBE AND WIFE, MELISSA R. HOLCOMBE hereinafter called the Grantee s, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the southerly 20.0 feet of Lot No. 61 and the northerly 40.0 feet of Lot No. 60 on the Plan of Christopher and Kirkman's Belmont Park Addition as of record in Book 57, page 158, Register's Office for Davidson County, Tennessee.

SAID southerly part of Lot 61 and the northerly part of Lot 60 front together 60.0 feet on the easterly side of 20th Avenue, South, formerly Courtnay Avenue, and runs back between parallel lines 159.0 feet to an alley.

BEING the same property conveyed to Willie T. Price and wife, Elizabeth Price, by deed from Mable D. Ogden of record in Book 3431, page 429, Register's Office for Davidson County, Tennessee; the said Willie T. Price having since died.

Davidson County DEEDWARR
Recvd: 04/27/01 08:13 2pgs
Fees:11.00 Taxes:592.00

20010427-0042312

This is improved property known as 1924 20th Avenue, South, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE s, their heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEEs that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Christopher and Kirkman's Belmont Park Addition of record in Book 57, page 158, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds herself, her heirs and representatives to warrant and forever defend the title to the said GRANTEEs, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 20th day of April, 2001.

Elizabeth Price

ELIZABETH PRICE

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

**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 ELIZABETH PRICE, UNMARRIED, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of April, 2001.

My Commission Expires: September 29, 2001

Notary Public

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**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, 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 this _____day of _____.

My Commission Expires: _____

Notary Public