Davidson County DEEDWARR
Recvd: 06/18/01 15:01 2pgs
Fees:11.00 Taxes:377.40
20010618-0064360

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Michael W. Deale
1116 Oakway Court
Nashville, Tennessee 37214

MORTGAGEE:
Bank of America
2059 Northlake Parkway
Tucker, GA 30084

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map and Parcel 108-16-301

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Kami A. Driver, now Smith,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Michael W. Deale,** hereinafter called the Grantee, his 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. 59-B, Percy Priest Woods Subdivision, Section 3, Zone Lot Division of Lots 58 and 59, recorded in Book 6250, page 459, Register's Office for Davidson County, Tennessee, and amended in Book 7900, page 398, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Kami A. Driver, by deed from Brian K. Anderson and wife Susan D. Anderson, as of record in Book 10101, page 812, Register's Office for Davidson County, Tennessee.
>
> Thomas Russell Smith joins in this conveyance to transfer his marital interest in said property.

This is improved property known as 1116 Oakway Court, Nashville, Tennessee 37214.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 6097, page 11; Book 6560, page 667; Book 10420, page 228; and Book 11044, page 988, and easements, covenants and conditions as shown on the Plan of record in Plat Book 7900, page 398, all of record in the Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 14th day of June, 2001.

Thomas Russell Smith
THOMAS RUSSELL SMITH

Kami A. Driver Smith
KAMI A. DRIVER, NOW 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 **THOMAS RUSSELL SMITH AND WIFE, KAMI A. DRIVER, NOW 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 14th day of June, 2001.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 10/26/03

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is **$102,000.00.**

Michael W. Deal
AFFIANT

Subscribed and sworn to before me this 14 day of June, 2001.

NOTARY PUBLIC

My Commission Expires: 10/26/03

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.