Davidson County DEEDWARR
Recvd: 07/06/01 16:10 2pgs
Fees:13.00 Taxes:247.90
20010706-0072532

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15th day of June, 2001.

Notary Public

My Commission Expires: 11/18-01

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Flossie White
724 Hart Avenue
Nashville, Tennessee 37206

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
082-080-240.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Willie L. Smith and wife, Patricia B. Smith,** hereinafter referred to as Grantors, hereby transfer and convey to **Flossie White, a married woman,** hereinafter referred to as Grantee, her heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 27 Map of McNish's Subdivision of McFerrin, as of record in Plat Book 57, page 129, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Willie L. Smith and Patricia B. Smith by deed from Robert L. Sehl and Laurie Ann Sehl of record in Book 7926, page 520 dated August 30, 1989, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 57, Page 129, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed

County and/or City taxes for the year 2001 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 724 Hart Avenue, Nashville, Tennessee ~~37207~~ 37206

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**, her heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, her 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 hand this 15th day of June, 2001.

Willie L. Smith
Willie L. Smith

Patricia B. Smith
Patricia B. Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Willie L. Smith and Patricia B. Smith, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of June, 2001.

Notary Public

11-18-01
My Commission Expires

NOTARY PUBLIC AT LARGE