Box 28A

0106235

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

Davidson County DEEDWARR
Recvd: 07/26/01 10:19 2pgs
Fees:13.00 Taxes:120.62

20010726-0079344

STATE OF TENNESSEE)
COUNTY OF)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR ~~THIS~~ TRANSFER IS $32,600.00

Jerry N. Smith
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 24th DAY OF July, 2001

Melvis T. Neal
NOTARY PUBLIC

My Commission expires: 7-26-2003

THIS INSTRUMENT PREPARED BY

Spiller Campbell, Jr., Atty., 504 Stahlman Bldg., 211 Union St., Nashville, Tenn. 37201
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Mr. & Mrs. Jerry N. Smith	SAME	Map 72-13
(NAME)	(NAME)	
245 Hillcrest Drive		Parcel 270
(ADDRESS)	(ADDRESS)	
Madison TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 (Ten Dollars) cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

Leila McClendon Brown, Executrix and Trustee under the will of Margaret Dunn, Dec'd., of record in Will Book 216, Page 001, Davidson County Probate Clerk's Office, hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Jerry N. Smith and wife, Mary L. Smith,

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 51 of Block B on the Revised Subdivision of part of L.M. Ezell's 12.11 acre tract, as of record in Book 1130, Page 5, Register's Office for said County.

Said Lot No. 51 fronts 50 feet on the South side of West Avenue and runs back between parallel lines 130 feet to dead line.

Being the same property conveyed to Marguerite E. Dunn by Deed from Beatrice Jacobs recorded in Book 8486, Page 490, said Register's Office. The said Marguerite E. Dunn having since died. Leila McClendon Brown was appointed Execitrix of the estate of Marguarite Dunn, deceased, and trustee under the Will of Margarite Dunn, deceased, of record in Will Book 216, Page 001, Davidson County Probate Court Clerks Office.

Taxes for the year of 2001 have been pro-rated and will be assumed by the Grantees.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

By order of the Seventh Circuit Court, Probate division, dated June 15, 2001, case No. 97 P 1449, sale of said realty was duly authorized.

unimproved ( )
This is improved (X) property, known as 920 West Avenue, (House Number) (Street) Nashville, (City) Tenn. (State) 37206 (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 23rd day of July, 2001.

Estate of Marguerite E. Dunn, Dec'd.,

Leila McClendon Brown
Executrix & Trustee under the will of
Marguerite E. Dunn, deceased,

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Leila McClendon Brown, Executrix and Trustee, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes, therein contained, and who further acknowledged that she, as Executrix and Trustee, is duly authorized by the will of Marguerite E. Dunn, dec'd., to execute said instrument.

Witness my hand and official seal at office this 23rd day of July, 2001.

My Commission expires:
March 23, 2002

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public