**THIS INSTRUMENT PREPARED BY:**

**DAVID B. LYONS**
**ATTORNEY AT LAW**
**601 WOODLAND STREET**
**NASHVILLE, TN 37206**

093-06-3
093.00

## *WARRANTY DEED*

ADDRESS OF NEW OWNER:

TIMOTHY STEVE SMITH
422 BROADWAY
NASHVILLE, TN 37203

SEND TAX BILLS:

SAME

FOR AND IN CONSIDERATION of One Dollar to him paid, the receipt of which is acknowledged, and the other considerations hereinafter mentioned, Rubel Sanderson, hereinafter named Grantor, has this day bargained and sold, and do hereby transfer and convey, to Timothy Steve Smith, also known as Steve Smith, hereinafter known as Grantee, his successor and assigns, a one-half (1/2) undivided interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being part of Lot No. 81 on the original Plan of Nashville and fronting on the North side of Broad Street, 26-1/2 feet and running back between parallel lines 130 feet to an alley.
>
> Said lot being at a point 68-1/2 feet East from the northeast corner of Broad Street and Fifth Avenue, formerly Summer Street, and runs back in a northerly direction, and between parallel lines as above stated 130 feet to an alley.
>
> Being the same property conveyed to Morris Stein and wife, Fannie Stein,by Deed of Record in Book 600, page 493, Register's Office for Davidson County, Tennessee. The said Morris Stein having predeceased his wife. The said Fannie Stein having since died. The property was then vested in Molly Stein Ashe as Trustee, pursuant to the Last Willa and Testament of Fannie Stein. The said Molly Stein Ashe having since died. Pursuant to the Will of Fannie Stein, upon the death of Molly Stein Ashe, the property was vested in Abraham Stein and Stephanie Ashe. The said Abraham Stein having since died.
>
> Being the same property and interest conveyed to Rubel Sanderson from Harris Gilbert, executor of the Estate of Abraham Stein, by Deed of Record in BooK 9946, Page 811, Register's Office of Davidson County, Tennessee.
>
> Better known as 422 Broadway, Nashville, Tennessee.

This conveyance is subject to the 1997 property taxes, pro rated



Davidson County DEEDWARR
Recvd: 08/03/01 11:14 2pgs
Fees:13.00 Taxes:740.00
20010803-0082887

and assumed by the Grantee.

TO HAVE AND TO HOLD said property to with all appurtenances, estate, title and interest thereto belonging to said Grantee, his successor and assigns, forever; 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 w do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 1st day of ~~September~~ October, 1997.

RUBEL SANDERSON

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

Personally appeared before me Shannon Lee Ray, a Notary Public in and for said county and State **RUBEL SANDERSON,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **he** executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee, this 1st day of October, 1997.

NOTARY PUBLIC

My Commission Expires: My Commission Expires July 25, 1998

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

The actual consideration, for Tennessee recording tax purposes is Two hundred thousand dollars ($200,000.00)

Affiant: Rubel Sanderson

SWORN TO AND SUBSCRIBED BEFORE ME, THIS THE 1st DAY OF ~~SEPTEMBER~~ October, 1997.

NOTARY PUBLIC

My Commission Expires: My Commis[illegible]