Davidson County DEEDWARR
Recvd: 11/03/01 08:32 3pgs
Fees:18.00 Taxes:425.13
20011103-0120214

WARRANTY DEED

Name and Address of New Owner: **Wallace W. Smith**
4956 Kilimanjaro Drive
Old Hickory, TN 37138

Tax Notice to: Same
Map and Parcel: 65-13-118.00

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $114,900.00.

Wallace Smith
Affiant

Sworn to & subscribed before me, the 29 day of October, 2001.

James L. Bass
Notary Public

My Commission expires: 1/12/2004

JAMES DAVID BASS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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FOR AND IN CONSIDERATION of the sum of *ONE HUNDRED FOURTEEN THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($114,900.00)*, cash in hand paid, the receipt of which is hereby acknowledged; We, **NELL GIVENS** and **LORENE BOWMAN**, heirs at law of Ricky D. Givens and wife, Charlotte A. Givens, deceased, have bargained and sold and by these presents do transfer and convey unto **WALLACE W. SMITH**, his heirs and assigns, the following described tract or parcel of land located in Davidson County, Tennessee, and being more generally described as follows:

BEING Lot No. 16 on the plan of Knollview of record in Book 6900, Page 71, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property vested in Ricky D. Givens and wife, Charlotte A. Givens by deed from David L. Kelley, of record in Book 7256, Page 154, Register's Office for Davidson County, Tennessee. Ricky D. Givens and wife, Charlotte A. Givens are both deceased and the heirs at law are their mothers, Nell Givens and Lorene Bowman. See Affidavit of Heirship recorded immediately prior to this deed. Instrument #20011103-0120213

THIS INSTRUMENT PREPARED BY:
BASS AND BASS, ATTORNEYS AT LAW
CARTHAGE, TENNESSEE

Possession: Date of Deed; 2001 Taxes prorated

Conveyance subject to such matters as shown on the Plan of Knollview, of record in Book 6900, Page 71, Register's Office for Davidson County, including, but not limited to, public utility and drainage easement along the rear and side of said lot and a 2.5 x 20 foot utility anchor easement located on the northwesterly front corner of said lot. Also subject to Restrictive Covenants for Sherwood Forrest Subdivision, Section One, of record in Book 4465, Page 184, and amended in Book 4482, Page 427, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said **WALLACE W. SMITH**, his heirs and assigns, forever. We covenant that we are lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey it and same is unencumbered, except as stated above.

WE FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said tract or parcel of land to the said **WALLACE W. SMITH**, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS on this the 25 day of October, 2001.

Nell Givens
NELL GIVENS

Lorene Bowman
LORENE BOWMAN

ACKNOWLEDGEMENTS

STATE OF TENNESSEE
COUNTY OF SMITH

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, **NELL GIVENS**, one of the bargainors, with whom I am personally acquainted or proven to be on the basis of satisfactory evidence and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Offices, Smith County, Tennessee, on this the 25 day of October, 2001.

NOTARY PUBLIC

My Commission expires: 1/12/2004

STATE OF TENNESSEE
COUNTY OF SMITH

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, **LORENE BOWMAN**, one of the bargainors, with whom I am personally acquainted or proven to be on the basis of satisfactory evidence and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Offices, Smith County, Tennessee, on this the 25 day of October, 2001.

NOTARY PUBLIC

My Commission expires: 1/12/2004

WD-Smith-Wallace

THIS INSTRUMENT PREPARED BY:
BASS AND BASS, ATTORNEYS AT LAW
CARTHAGE, TENNESSEE