BARRETT, P.C.
South, Suite 200
, TN 37064

PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
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W & I Ref: (SK) Title No: 43194

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 02/04/02 10:27 2pgs
Fees:13.00 Taxes:921.30

20020204-0014961

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Charles David Smoot<br>Sharon L. Smoot<br>1312 Hildreth Drive<br>Brentwood, Tennessee 37215 | SouthTrust Mortgage Corporation<br>210 Wildwood Parkway<br>Suite 100<br>Birmingham, Alabama 35209 |

**TAX MAP-PARCEL NUMBERS:** 131-14-089

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$249,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David M. Kerins, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Charles David Smoot and spouse, Sharon L. Smoot** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 355 on the Plan of Seven Hills, Section VIII of record in Book 3300, page 14, Register's Office for said County.

SAID Lot No. 355 fronts 141 feet on the northerly margin of Hildreth Drive and extends back 302.2 feet on the easterly line and 310.5 feet on the westerly line to a dead line in the rear, measuring 160.0 feet thereon.

Being the same property conveyed to David M. Kerins and wife, Tracy Kerins, by deed from Marc T. Tronzo and wife, Kelly M. Tronzo of record in Book 9782, page 473, Register's Office for Davidson County, Tennessee. The said Tracy Kerins has since died leaving David M. Kerins as surviving tenant by the entirety. The said David M. Kerins has since remarried.

Michelle S. Kerins, spouse of David M. Kerins, joins in this conveyance solely to convey any and all marital interest she has in the subject property.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3300 Page 14, said Register's Office, which Plan shows a 125foot minimum building setback line from Hildreth Drive and a 10 foot easement for public utility purposes along the rear line of said lot and a 2.5 x 25 foot utility anchor easement located on the southeasterly rear and southwesterly front corners of said lot.

**This is improved property, known as: 1312 Hildreth, Nashville, Tennessee 37215**

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 31st day of January, 2002.

David M. Kerins

David M. Kerins

Michelle S. Kerins 1/31/02.

**Michelle S. Kerins**

**State of** TENNESSEE
**County of** WILLIAMSON

On this 31st day of January, 2002 , before me the undersigned authority, personally appeared **David M. Kerins and Michelle S. Kerins** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 5/30/04

Notary

PERCY WILKINS, JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

**State of** TENNESSEE
**County of** WILLIAMSON

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $249,000.00

Affiant

Sworn and subscribed before me this 31st day of January, 2002

Notary Public

CINDY FREDRICKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 9-28-2002

My Commission Expires SEPT. 28, 2002