# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/05/02 13:33 2pgs
Fees:13.00 Taxes:344.10

20020305-0027473

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,000.00

Linda L. Flowers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 2002

Mary Burkes
Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Linda L. Flowers (NAME) | Union Planters Bank, N.A. (NAME) | MAP 061-02 |
| 4409 Gra Mar Drive (ADDRESS) | 7130 Goodlett Farms Parkway (ADDRESS) | PARCEL 103 |
| Nashville, TN 37216 (CITY) (STATE) (ZIP) | Cordova, TN 38018 (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Edward F. Smith and wife, Rachel S. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Linda L. Flowers

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 5 on the Plan of Gra-mar Acres, Section 4, as of record in Book 2330, page 8, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Edward F. Smith and wife, Rachel S. Smith Warranty Deed from Joe Law and wife, Betty S. Law of record in Book 2863 Page 291 in the Register's Office for Davidson County, TN.

This conveyance is subject to taxes for the year 2002, and subsequent years, easements and restrictive covenants of record.

Rachel S. Smith executes this instrument as Attorney-in-Fact on behalf of Edward F. Smith pursuant to Durable Power-of-Attorney of record by Instrument No. 20020305-0027472 Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 4409 Gra Mar Drive, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 hand s this 28th day of February, 2002

x Edward F. Smith
Edward F. Smith
By: x Rachel S. Smith
Rachel S. Smith, Attorney-in-fact

x Rachel S. Smith
Rachel S. Smith

**STATE OF** FLORIDA
**COUNTY OF** ORANGE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rachel S. Smith the bargainor____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Orlando, Florida this 26th day of February, 2002.

My Commission Expires:_____

MARK F. AHLERS
MY COMMISSION # CC 749957
EXPIRES: 06/10/2002
1-800-3-NOTARY Fla. Notary Services & Bonding Co.

_____
Notary Public

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**STATE OF TENNESSEE**
**COUNTY OF**

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that _____ as such _____ and _____ being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____ and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office in _____, Tennessee on this the _____ day of _____.

My Commission Expires: _____

_____
Notary Public

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**STATE OF** FLORIDA
**COUNTY OF** ORANGE

On this 26 day of FEBRUARY, 2002, before me, the undersigned, a Notary Public in and for said County and State, personally appeared RACHEL S. SMITH to me known to be the person who executed the foregoing instrument in behalf of EDWARD F. SMITH, and acknowledged that SHE executed the same as the free act and deed of the said EDWARD F. SMITH.

Witness my hand and official seal at Orlando, Florida this the 26th day of FEBRUARY, 2002.

My Commission Expires:_____

_____
Notary Public

MARK F. AHLERS
MY COMMISSION # CC 749957
EXPIRES: 06/10/2002
1-800-3-NOTARY Fla. Notary Services & Bonding Co.

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**STATE OF TENNESSEE**
**COUNTY OF**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisactory evidence), and who acknowledged to me that _____ is the _____ of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the puposes therein contained on behalf of the said _____, by signing ___ name as such _____.

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

_____
Notary Public

My Commission Expires:_____