PREPARED BY:
Lender's Title & Escrow LLC
2000 Glen Echo Road, Suite 104
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 03/15/02 11:02 2pgs
Fees:13.00 Taxes:710.40



20020315-0032858

WARRANTY DEED

THIS INDENTURE is made and entered into this **28th** day of **February, 2002** by and between **J. Sidney Smith and wife, Rita F. Smith** , herein after referred to as GRANTOR, and **Timothy Allen Weaver and Jill M. Roby** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Being Lot 7 as shown on the Plan of Old Harpeth Estates, Section 1, of record in Book 6900, Page 119, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete legal description.

Being the same property conveyed to J. Sidney Smith and wife, Rita F. Smith by Warranty Deed from William E. Crook, d/b/a Regency Properties of record in Book 7866, Page 750, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 8533 Old Harding Lane, Nashville, Tennessee 37221

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

J. Sidney Smith

J. Sidney Smith
Signature of Seller

Rita F. Smith by P.O.A. David Hill

Rita F. Smith
Signature of Seller

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF Davidson)

On this **28th** day of **February, 2002** before me personally appeared Gaius Hill , to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Rita F. Smith , and acknowledged that he/she executed the same as the free act and deed of said Gaius Hill .

Witness my hand, at office, this **28th** day of **February, 2002.**

Melia L. Cotham
Notary Public

My Commission Expires: 9-24-05

MELIA L. COTHAM NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Name and Address of Property Owner:
Timothy Allen Weaver and Jill M. Roby
8533 Old Harding Lane, Nashville, Tennessee 37221

Send Tax Statements to:
same
,

Map & Parcel No. 168-060-001.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$192,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Holly Newman
Affiant

Sworn to and subscribed before me, a Notary Public, this **28th** day of **February, 2002.**

Melia L. Cotham
Notary Public

My Commission Expires: 9-24-05

MELIA L. COTHAM NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RETURN TO:

Lender's Title & Escrow LLC
2000 Glen Echo Road, Suite 104
Nashville, Tennessee 37215
22-2-007