WARRANTY DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF NOVEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: 9/24/05

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 24, 2005

Davidson County DEEDWARR
Recvd: 11/21/02 11:49 2pgs
Fees:13.00 Taxes:1073.00

20021121-0144832

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 113 29th Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dorbet, Inc., a Texas Corporation	Founders National Bank	104-8-301
(NAME)	(NAME)	
1600 17th Avenue South	9696 Skillman Street	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37212	Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(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, John Gary Smith Sr., married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dorbet Inc., a Texas corporation, 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:

Land in Davidson County, Tennessee, described as follows, to-wit:

Being a part of Lot No. 54 in O.B. Hayes' plan of "Large Lots" as found of record in the Office of the Register for said County in Book No. 21, page 87, and fronting 42 feet on east side of 17th Avenue South. Beginning at a point in the easterly margin of said 17th Avenue South, formerly Addison Avenue, thirty-nine (39) feet southerly from the northerly line of said Lot No. 54, running thence parallel with said line eastwardly one hundred and fifty two and one-half (152 ½) feet to an alley 14 ½ feet wide; thence southerly along said alley forty-two (42) feet thence westwardly parallel with and eighty-one (81) feet from said line of Lot No. 54, 152 ½ feet to the east margin of 17th Avenue 42 feet to point of beginning.

Being the same property conveyed to John Gary Smith, Sr., unmarried, by deed from Vern Dant, unmarried, of record in Book 10183, page 939, said Register's Office.

Virginia Smith, wife of John Gary Smith, Sr., is signing to waive her marital interest in the subject property.

unimproved ☐

This is improved ☒ property, known as 1600 17th Avenue South, Nashville, TN 37212

(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 my hand this 14th day of November, 2002.

John Gary Smith Sr.

Virginia Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gary Smith, Sr., 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 Nashville, this 14th day of November, 2002.

Tricia Ball
Notary Public

My Commission Expires: 11-24-05

TRICIA BALL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 24, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Virginia Smith, the within named 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 Nashville, this 14th day of November, 2002

Tricia Ball
Notary Public

My Commission Expires: 11-24-05

TRICIA BALL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 24, 2005