Box 13

#4686

WARRANTY DEED

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF DECEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Law Offices of Robert L. Scruggs, 111 Westwood Place, Suite 304, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony E. Williams	Owner	**Map 83-8**
(NAME) **1026/1028 Mitchell Road**	(NAME) 614 Sue Court	**Parcel 67**
(ADDRESS) **Nashville, TN**	(ADDRESS) Antioch TN 37013	
(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, **James T. Smith and wife, Dana D. Smith**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anthony X. Williams,** ~~*unmarried~~ 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:

and wife Lisa Williams

Land in Davidson County, Tennessee, being Lot No. 66 on the Resubdivision of Lot No. 66 on the Plan of Rosewood Heights, Section II, as of record in Book 3842, page 46, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Included in the above description, but EXPRESSLY EXCLUDED herefrom is a portion of said property having been conveyed to Jean Burkhalter, by deed of record in Book 6702, page 787, Register's Office for Davidson County, Tennessee, described as follows:
Land in Davidson County, Tennessee, being a portion of Lot No. 66 on the Resubdivision of Lot No. 66 on the Plan of Rosewood Heights, Section II, as of record in Book 3842, page 46, Register's Office for Davidson County, Tennessee, described as follows: Said part of Lot No. 66 fronts 12 feet on the southerly margin of Mitchell Road and runs back parallel lines approximately 94.64 feet, more or less, along the easterly line of Lot No. 66 to a rear line measuring 12 feet thereon.

Being the same property conveyed to James T. Smith and wife, Dana D. Smith by warranty deed from Helen M. Tapscott, unmarried of record as Instrument No. 20011102-0119872, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions and easements; (a) 2002 real property taxes which have been prorated and assumed by the grantee (s); (b) all matters appearing on the plan of record in Book 3842, page 46, said Register's Office; and (c) Restrictive covenants contained in Book 2153, page 534 and Book 3827, page 545, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1026/1028 Mitchell Road, Nashville, TN 37206
(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 hands this 23rd day of December, 2002.

Davidson County DEEDWARR
Recvd: 01/13/03 09:00 2pgs
Fees:13.00 Taxes:586.08

20030113-0004936

James T. Smith

Dana D. Smith

by James T. Smith
ATTORNEY In Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before, the undersigned, a Notary Public, in and for said County and State, the within named James T. Smith, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23 day of December, 2002.

Notary Public

My commission expires: 

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 23rd day of December, 2002, before me personally appeared James T. Smith, 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 Dana D. Smith and acknowledged that he executed the same as the free act and deed of Dana D. Smith.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of December, 2002.

Notary Public

My commission expires: 