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Davidson County DEEDWARR
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Fees:18.00 Taxes:1868.50
20030124-0010403

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| **THIS INSTRUMENT PREPARED BY:**<br>**George V. Crawford, Jr.**<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>230 FOURTH AVENUE, NORTH<br>P. O. BOX 198888<br>NASHVILLE, TENNESSEE 37219-8888<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $505,000.00.<br><br>Mary Dale Smith<br>Affiant<br><br>Subscribed and sworn to before me, this 24 day of January, 2003.<br><br>Notary Public<br><br>My Commission Expires: 7/1/03 |

| Address New Owner As Follows: | Send Tax Bills To: | Map-Parcel Number |
|---|---|---|
| Richard Conrad Smith, Jr., and wife,<br>Mary Dale Smith<br>106 Bellebrook Cr.<br>Nashville, TN 37205 | SAME | 130-05-0-A 006.00<br>7DZ 32978 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ESTATE OF CORINNE H. DALE, NOW NELSON**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **RICHARD CONRAD SMITH, JR., AND WIFE, MARY DALE SMITH**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the plan of Bellebrook, of record in Book 5200, page 442, as corrected in Book 6087, page 957 and again in Book 6941, page 122, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 42.25 feet on the easterly margin of Bellebrook Circle and extends back 96.62 feet on the northerly line and 136.53 feet on the southerly line to a dead line in the rear, measuring 128.00 feet thereon.

Being the same property conveyed to Corinne H. Dale, by deed from William J. Anderson and wife, Patricia W. Anderson, of record in Book 8366, page 21, Register's Office for Davidson County, Tennessee; the said Corinne H. Dale having since died (also known as Corinne H. Dale Nelson) and her will of record in Will Book 4089, page 754-408, Probate Court Clerk's Office of Davidson County, Tennessee, appointing Catherine Dale McCain and Corinne Howell Dale, Co-Executors.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2003 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Declaration of Covenants, Conditions and Restrictions contained in instrument of record in Book 5938, page 212, as amended at Book 6029, page 807 and Book 9438, page 564, and further at Book 9596, page 930, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 5200, page 442, as corrected in Book 6087, page 957 and again in Book 6941, page 122, Register's Office for Davidson County, Tennessee.

This is improved property known as 106 Bellebrook Cr., Nashville, TN 37205.

**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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

**WITNESS** my hand this 24th day of January, 2003.

**ESTATE OF CORINNE H. DALE, NOW NELSON**

By: Catherine Dale McCain, Co-Executor
Catherine Dale McCain, Co-Executor

By: Corinne Howell Dale, Co-Executor
Corinne Howell Dale, Co-Executor

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CATHERINE DALE MCCAIN,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Co-Executor**, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this ____ day of January, 2003.



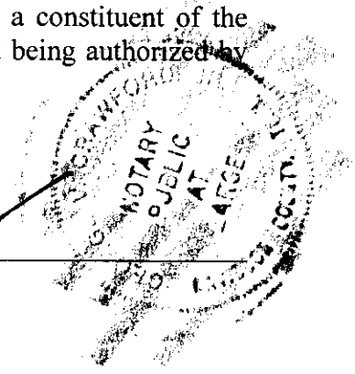
Notary Public

My Commission Expires: 10/25/03

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CORINNE HOWELL DALE**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Co-Executor**, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this ____ day of January, 2003.



Notary Public

My Commission Expires: 10/20/03