Book 1

WARRANTY DEED

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$82,300.00**

Pamela M Pastorius
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **23RD** DAY OF **MAY, 2003.**

Shari A. Thompson
Notary Public

MY COMMISSION EXPIRES: **January 29, 2005.**
(AFFIX SEAL)

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pamela M. Pastorius	**First Horizon Home Loan Corporation d/b/a First Tennessee Home Loans**	**Map 72-13, Parcel 17**
(NAME) **927 McClurkan Avenue**	(NAME) **P.O. Box 146**	
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **Memphis, TN 38101**	
(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, **Estate of Ermal McCord Smart**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Pamela M. Pastorius**, 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, being Lot No. 74 on the Map of Springdale Subdivision as of record in Book 974, Page 18, Register's Office for Davidson County, Tennessee.

Said Lot No. 74 fronts 50 feet on the northerly side of McClurkan Avenue and runs back between parallel lines 162.7 feet, more or less to the southerly line of Lot No. 79.

Being the same property conveyed to C. H. Smart and wife, Ermal McCord Smart by deed of record in Book 1085, Page 362, Register's Office for Davidson County, Tennessee.

The said C. H. Smart is also known as Charles H. Smart and Charles H. Smart, Sr.

The said Charles H. Smart, Sr. predeceased Ermal McCord Smart and the Executrix of the Estate of Ermal McCord Smart is executing this deed pursuant to the Last Will and Testament of Ermal McCord Smart probated in Docket No. 02P1804, Probate Court for Davidson County, Tennessee.

The said JoAnn Smart Bowker is now known as JoAnn Smart Satterfield and JoAnn S. Satterfield.

This conveyance is subject to any and all existing restrictions and easements of record.

Davidson County DEEDWARR
Recvd: 06/02/03 13:11 2pgs
Fees:13.00 Taxes:304.51
20030602-0074657

unimproved ☐
This is improved ☒ property, known as **927 McClurkan Avenue, 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 May, 2003**.

Estate of Ermal McCord Smart

By: _____
JoAnn Smart Satterfield, Executrix

Attest: _____

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **JoAnn Smart Satterfield**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Executrix of the Estate of Ermal McCord Smart, and that she as such Executrix by signing the name of the Estate by herself as Executrix.

Witness my hand and seal at Antioch, Tennessee, this **23rd** day of **May, 2003**.

Commission expires:
1-29-05

SHARI A. THOMPSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

_____
Notary Public