Davidson County DEEDWARR
Recvd: 07/14/03 15:52 2pgs
Fees:13.00 Taxes:425.50

20030714-0098239

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **42211**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$115,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 8th DAY OF JULY, 2003.

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
WILLIAM B. SMITH et ux	Same	**133-14-85**
4836 Corning Drive		**6DU 25475**
Nashville, TN 37211		

FOR AND IN 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, ROGER NEIL THOMAS and wife, ALAINE RUTH THOMAS**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM B. SMITH and wife, LILLIAN P. SMITH**

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. 16 on the Plan of elysian Park as of record in Book 2331, page 32, Register's Office for Davidson County, Tennessee.

Said Lot No. 16 is described as beginning at a point in the easterly margin of Corning Drive common corner of Lots Nos. 16 and 17; thence with the line between said lots, eastwardly 259.3 feet to a point, thence northwardly 202 feet to a point in the southerly margin of an unnamed drive; thence with the margin of the same, westwardly 234.8 feet to a point, the beginning of a curve; thence around said curve, having a radius of 25 feet, southwestwardly 39.3 feet to a point in the easterly margin of Corning Drive; thence with the margin of the same, southwardly 138 feet to the point of beginning.

Being the same property conveyed to Roger Neil Thomas and wife, Alaine Ruth Thomas by Deed from Mary E. Cole Thomas, a single person, of record in Book 8278, page 785, Register's Office for Davidson County, Tennessee.

Unimproved
This is Improved (X) 4836 Corning Drive, Nashville, Tennessee 37211

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 8th DAY OF JULY, 2003.

X Roger Neil Thomas
ROGER NEIL THOMAS

X Alaine Ruth Thomas
ALAINE RUTH THOMAS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named ROGER NEIL THOMAS and wife, ALAINE RUTH THOMAS the bargainors, 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 the 8th day of July, 2003.

NOTARY PUBLIC

My Commission Expires: 3/25/06

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN. ALAN D. MAZER