20166

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Bk 36

Davidson County DEEDWARR
Recvd: 06/29/04 15:18 2pgs
Fees:13.00 Taxes:407.00

20040629-0077249

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $110,000.00.

Affiant

Subscribed and sworn to me on June 25, 2004.

NOTARY PUBLIC

My Commission Expires 2-26-05

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY:
Amy Adams Gowan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20166SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Michael S. Smith 4028 Creekside Drive Nashville, TN 37211	SAME	148-13-210

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, William Griffin Smith and wife, Dawn Medley, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Michael S. Smith, married, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 12, on the Plan of Maple Valley Subdivision, Section Two, as of record in Book 6200, page 645, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to William G. Smith and wife, Valerie M. Smith, by deed from Ronald A. Jones and wife, Patricia A. Jones, of record in Book 8079, page 877, Register's Office for Davidson County, Tennessee. Pursuant to the Divorce Decree, dated February 16, 1999, Circuit Court for the State of Tennessee, Davidson County Case No. 98D-2424, the said Valerie Mai Della Smith conveying all of her rights, title and interest in subject property to William Griffin Smith, by Quitclaim Deed, of record in Book 11483, page 224, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2004 Davidson County taxes which have been prorated by the parties and assumed by the Grantee; and
2. Matters shown on plan of record in Book 6200, page 645, Register's Office for Davidson County, Tennessee; and
3. Restrictive Covenants of record in Book 7182, page 386, as amended in Book 7380, page 665, Register's Office for Davidson County, Tennessee; and
4. Easement for sanitary sewers and/or storm drainage, of record in Book 6315, page 987, Register's Office for Davidson County, Tennessee; and
5. Deed of Conveyance for sanitary sewers, of record in Book 7430, page 179, Register's Office for Davidson County, Tennessee; and
6. Deed of Conveyance for water main of record in Book 7430, page 216, Register's Office for Davidson County, Tennessee; and
7. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 4028 Creekside Drive, Nashville, TN 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 GRANTEE, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 on June 25, 2004.

William Griffin Smith

William Griffin Smith

Dawn M. Medley

Dawn Medley

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 25, 2004, before me personally appeared William Griffin Smith and Dawn Medley to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on June 25, 2004.

David B. Herbert

NOTARY PUBLIC

My Commission Expires: _____

DAVID B. HERBERT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
David B. Herbert
My Commission Expires
January 29, 2008
STATE OF TENNESSEE