THIS INSTRUMENT PREPARED BY
JUDY SCHECHTER
Attorney at Law
Union Planters Bank, Suite 206
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

Davidson County DEEDWARR
Recvd: 07/15/04 13:24 2pgs
Fees:13.00 Taxes:212.75
20040715-0084501

WARRANTY DEED

Address of New Owner	Send Tax Bills to:	Map and Parcel No.
H.K. Reynolds	Owner	
P.O. Box D		105-10-334
St. Mary's City, MD 20686		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTOR, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, Sherrelle Green, Administratrix of the Estate of Barbara Green Smith, hereinafter called the GRANTOR, have bargained and sold and by these presents do transfer and convey unto H.K. Reynolds, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

THE south 20 feet of Lot No. 3 and the north 20 feet of Lot No. 4, Block 17, on the plan showing the subdivision of certain block on the Yarbrough Subdivision of Woodland, of record in Book 161, page 87, Register's Office for Davidson County, Tennessee.

SAID parts of Lots 3 and 4 adjoin and front 40 feet on the east side of White Avenue and extend back between parallel lines 167-1/2 feet to an alley in the rear.

BEING the same property conveyed to Robert Smith and wife, Barbara Smith (being one and the same person as Barbara Green Smith) by deed from Jack J. Cohen and wife, Bessie D. Cohen and Leon Gilbert of record in Book 5220, page 250, said Register's Office, the said Robert Smith having died June 11, 1997, and Barbara Smith having inherited his interest as his surviving spouse. The heirs at law of Barbara Smith are Sherrelle Green, William Jasper Green, Jr., and Robert Smith, III. Sherrelle Green conveys the property herein pursuant to the Order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, No. 02 P-2068, entered May 14, 2004.

Subject to any and all existing easements, setback lines and restrictive covenants of record in the said Register's Office.

This is improved property known as: 2012 White Avenue, Nashville, TN 37204-2242.

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 we do covenant with the said GRANTEE, 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 assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

WITNESS MY HAND this 14th day of July, 2004.

Sherrelle Green

Sherrelle Green

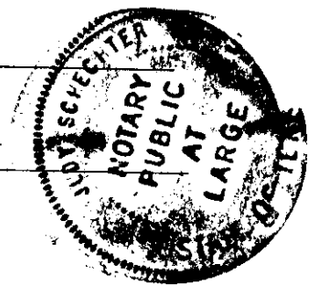
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Sherrelle Green, with whom I am personally acquainted, and who acknowledged that she is the duly appointed Administratrix of the Estate of Barbara Green Smith, and that sh executed the within instrument for the purposes therein contained.

WITNESS my hand, and official seal at Goodlettsville, Tennessee on this the 14th day of July, 2004

NOTARY PUBLIC

My Commission Expires: 9-22-07



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $57,500.00
Subscribed and sworn to before me, this the 14th day of July, 2004.

Affiant

NOTARY PUBLIC

My Commission Expires: 9-22-07

