Davidson County DEEDWARR
Recvd: 08/05/04 08:31 3pgs
Fees:18.00 Taxes:333.00
20040805-0094034

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Christopher Lawson, et al 1523 Monticello Ave. Madison, TN 37115	Same as New Owner	Map 34-05 Parcel 60

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, MICHAEL DEAN SMITH, PATRICIA GAYLE HOY, JERRY WAYNE SMITH and DEBRA SUE LAWSON, being all of the heirs-at-law of Dorothy B. Smith a/k/a Dorothy Belle Smith, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto CHRISTOPHER LAWSON and JAMES LAWSON, as joint tenants with survivorship obtaining, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 1 on the Plan of Rebecca Heights, as of record in Book 2330, Page 150, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 136 feet on the easterly side of Monticello Avenue and extends back between parallel lines 295 feet to a dead line.

Being the same property conveyed to James M. Smith and wife Dorothy B. Smith by deed from Dan Leech and wife Mabel F. Leech of record in Book 2996, Page 117, Register's Office for Davidson County, Tennessee. The said James M. Smith died on February 27, 1994, at which time ownership and title to the said property became vested in Dorothy B. Smith as surviving tenant by the entirety. Dorothy B. Smith died on June 1, 2004, at which time ownership and title to the said property became vested in her children, Michael Dean Smith, Patricia Gayle Hoy, Jerry Wayne Smith, and Debra Sue Lawson. And, by Affidavit of Heirship of record in Instrument No. 20040714-0083929, said Register's Office.

The mailing address for the said property is 1523 Monticello Avenue, Madison, TN 37115.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

By this conveyance, the GRANTEES intend that they shall own and hold title to the said property as joint tenants with survivorship obtaining and not as tenants in common--that is, in the event of the death of either of them the survivor shall own and hold title to the said property in fee simple.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2004, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to any and all matters as they may appear on the plan of record in Book 2330, page 150, Register's Office for Davidson County, Tennessee.

3. Subject to Right of Way Easement of record in Book 1237, page 312, said Register's Office.

And, we, the GRANTORS, 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

MICHAEL DEAN SMITH

PATRICIA GAYLE HOY

JERRY WAYNE SMITH

DEBRA SUE LAWSON

"GRANTEES"

CHRISTOPHER LAWSON

JAMES LAWSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL DEAN SMITH, PATRICIA GAYLE HOY, JERRY WAYNE SMITH, DEBRA SUE LAWSON, CHRISTOPHER LAWSON and JAMES LAWSON, 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, at office, this the 2nd day of August, 2004.

NOTARY PUBLIC
AT
LARGE

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

James Lawson
Affiant

Sworn to and subscribed before me, this the 2nd day of August, 2004.

Patsy C. Davidson
NOTARY PUBLIC



My Commission Expires Dec. 6, 2005