Box 44CL

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
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Davidson County DEEDWARR
Recvd: 08/10/04 11:38 2pgs
Fees:13.00 Taxes:292.30
20040810-0096470

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $79,000.00.

Wilbur B Beverly
Affiant

Subscribed and sworn to before me this 6th day of August, 2004.

Notary Public

My Commission Expires:

WESLEY D. TURNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007

Address New Owner As Follows:
Wilbur Bernard Beverly and
Valarie H. Beverly
2703 Deerfield Drive
Nashville, TN 37208

Send Tax Bills To:
Same as New Owner

Map-Parcel Number:
81-6-69

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HENRY K. SMITH, MARRIED**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **WILBUR BERNARD BEVERLY AND WIFE, VALARIE H. BEVERLY**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Cumberland Gardens, as of record in Book 2900, pages 3 and 4, Register's Office for said County and State.

Said Lot No. 55 fronts 50 feet on the southerly side of Derrfield Drive and extends back 133.1 feet on the easterly line and 127 feet on the westerly line to a dead line, measuring 72.5 feet thereon.

Being the same property conveyed to Henry K. Smith by deed from Rodney Burks and Malcolm Burks, dated March 1, 1999, of record in Book 11365, page 667, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Vernella Smith joins in the execution of this conveyance for the limited purpose of conveying any interest she may have in said land.

This conveyance is made subject to:

1. 2004 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 2900, pages 3 and 4, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants of record in Book 2909, page 135, Register's Office for Davidson County, Tennessee.

This is improved property known as 2703 Deerfield Drive, Nashville, TN 37208.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS our hands this 6th day of August, 2004.

Henry K. Smith

Henry K. Smith

Vernella Smith

Vernella Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HENRY K. SMITH AND VERNELLA SMITH**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of August, 2004.

Wesley D. Turner

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 27, 2007