Davidson County DEEDWARR
Recvd: 09/20/04 08:34 2pgs
Fees:13.00 Taxes:46.25

20040920-0112494

WARRANTY DEED

B-SFG-04-1211

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,800.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF September, 2004.

Notary Public

MY COMMISSION EXPIRES:
JAN 27, 2007
(AFFIX SEAL)

SPENCER R. TALBOT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melvin Smith	New Owner (NAME)	
1211 11th Ave. North (ADDRESS)	(ADDRESS)	81-16-116
Nashville, Tennessee 37208 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RICHARD LEE GREEN AND WIFE, ANN T. GREEN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MELVIN SMITH AND WIFE, LINDA SMITH, hereinafter called the Grantee(s), their heirs and assigns, that 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. 58 in a plan of lots of record in the Register's Office of Davidson County, State of Tennessee, in Book 21, page 41, called the addition to the Town of McGavock. Said Lot No. 58 fronts 50 feet on the southwest side of 11th Avenue and runs back between parallel lines 150 feet.

Being the same property conveyed to Richard Lee Green and Spouse, Ann T. Green by Quitclaim Deed dated February 19, 2004 and filed for record on March 1, 2001 in Instrument Number 20040301-0023052, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Richard Lee Green by Affidavit of Heirship dated February 19, 2004 and filed for record on March 1, 2004 in Instrument Number 20040301-0023051, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Richard Lee Green by Affidavit of Heirship dated February 19, 2004 and filed for record on March 1, 2004 recorded in Instrument number ~~20040301-0023054~~ Register's Office for Davidson County, Tennessee and conveyed to William Pasley and wife, Frances Pasley by deed dated June 15, 1944, recorded June 26, 1944 in Book 1285, Page 455.

20040301-0023051

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1211 11th Ave. North, Nashville, Tennessee 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 9th day of September, 2004.

Richard Lee Green
Richard Lee Green

Ann T. Green
Ann T. Green

STATE OF Tennessee
COUNTY OF Davidson

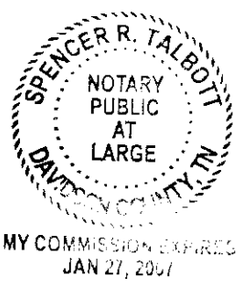
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard Lee Green and Ann T. Green, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 9th day of September, 2004.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903