THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219
(615) 244-5480

Davidson County DEEDWARR
Recvd: 10/07/04 08:10 2pgs
Fees:13.00 Taxes:22.20
20041007-0120917

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map 81-16-732

The actual consideration or value, whichever is greater, for this transfer is $6,000.00

Affiant

Subscribed and sworn to before me this the 2 day of September, 2004.

CHRISTY E. PORCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: _____

My Commission Expires Nov. 24, 2007

Christy Porch
Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:

Gerald L. Stankevich
(Name)
1524 Woodfield Court
(Street Address)
Brentwood, TN 37027

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Nancy Thelma Gean Smith and Ruth Queen Smith,** hereinafter collectively referred to as the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Gerald L. Stankevich,** hereinafter called the "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows; to-wit:

BEING Lot No. 2 on the re-subdivision of Lots 11, 12 and 13 Haslam's Addition as of record in Book 3843, page 122, Register's Office of Davidson County, Tennessee, to which reference is hereby made.

BEING the same property conveyed to Nancy Thelma Gean Smith and Ruth Queen Smith, as tenants in common of the remainder, a life estate being conveyed to Yancy Smith, their father, by deed from Elizabeth Watson, a single person of record in Book 6342, Page 686, said Register's Office. The said Yancy Smith, having since died.

BEING unimproved property known as: 1007 – 10th Avenue North, Nashville, Tennessee 37208.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have prorated between Grantor and Grantee and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate,

title and interest thereto belonging to the said "Grantee," its successors and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that he is 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 "Grantor" does further covenant and bind himself, his heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," its successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his name to be affixed hereto on this ___ day of September, 2004.

Nancy Thelma Gean Smith

Ruth Queen Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Nancy Thelma Gean Smith and Ruth Queen Smith**, 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 and official seal in Nashville, Tennessee, this 2 day of September, 2004.

Notary Public

CHRISTY E. PORCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: My Commission Expires Nov. 24, 2007

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