Davidson County DEEDWARR
Recvd: 10/20/04 13:31 2pgs
Fees:13.00 Taxes:314.50

20041020-0126341

Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $85,000.00

Affiant

Subscribed and sworn to before me, this 8 day of October, 2004.

Notary Public
My commission expires: 7/29/06

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

08-0410-90394

Address of New Owner:	Send Tax Bills to:	Tax Information
Traci Allen 2613 Solon Drive Nashville TN 37206	New Owner	083-04-0-278.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Georgia Smith and husband, William Smith, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Traci Allen, unmarried, hereinafter called the Grantees, their successors and assigns, a 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. 22, on the Plan of Rosebank Terrace, of record in Plat Book 5210, Page 31, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Georgia Smith and husband, William Smith by Quitclaim Deed by Harold Reeves, Trustee dated July 21, 1993, in Book 9027, page 367, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2613 Solon Drive, Nashville, TN 37206

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 8 day of October, 2004.

Georgia Smith

William Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Georgia Smith and William Smith, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN, this 8th day of October, 2004.

State of Tennessee at Large

My Commission expires: 11/26/05

JANELLE J. MCGUIRE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN