THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

# WARRANTY DEED

State of Tennessee )
County of Davidson )

The actual consideration or value, whichever is greater, for this transfer is $ 28,800.00

Affiant

Sworn to and subscribed before me this 15th day of February, 2005.

NOTARY PUBLIC

My Commission Expires: 7-19-2008

Davidson County DEEDWARR
Recvd: 02/23/05 12:21 2 pgs
Fees:13.00 Taxes:106.56
20050223-0019647

ADDRESS NEW OWNER
Melvin J. Smith
1634 Clarksville Pk.
Nashville Tenn
37218

SEND TAX BILLS TO:
Same

MAP/PARCEL NUMBER:
Map 92-7
Parcel 177

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Shirley Pettus**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Melvin J. Smith**, hereinafter called "Grantee", his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennesee, being the west 40 feet of the east 113.75 feet of Lot No. 4 on the Map of W. G. Bush's Subdivision of Lot 16 of the Harding Lyle Tract, of record in Book 57, page 20, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 4 fronts 40 feet on the north side of Batavia Street, and runs back between parallel lines, as measured from the center line of said street, 191.5 feet to the center line of an alley in the rear.

Being the same property conveyed to Elsie Adams, Sam Hambrick and wife, Frances Hambrick by deed from Jack J. Cohen, Bessie D. Cohen, George Gianikas and Mary Ellen Gianikas, of record in Book 4356, page 416, Register's Office for Davidson County, Tennessee, the said Elsie Adams having since died intestate, leaving as her only heir-at-law, Sam Hambrick; the said Sam Hambrick having since died intestate, and having been predeceased by his wife, Frances Hambrick, leaving as his only heir-at-law, the Grantor herein, Shirley Pettus.

This instrument is drafted from information furnished to the draftsman, and no warranty is made by the draftsman as to the accuracy of said legal description, or to the condition of the title to the above-described property.

This is property known as 1918 Batavia Street, Nashville, TN 37208.

1918 BATAVIA

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and Grantor does covenant with the said Grantee 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 Grantor does further covenant and bind myself, my heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 15th day of February, 2005.

Shirley M. Pettus
**Shirley Pettus**

State of Tennessee )
County of Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Shirley Pettus**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 15th day of February, 2005.

Thomas C Jones
NOTARY PUBLIC

My Commission Expires: 7-19-2008