Davidson County DEEDWARR
Recvd: 02/25/05 08:27 2 pgs
Fees:13.00 Taxes:3178.30

20050225-0020755

This Instrument Was Prepared By:

Kirk C. Waite, Attorney
700 Craighead Street
Suite 107
Nashville, Tennessee 37204

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $859,000.00

Affiant

Subscribed and sworn to before me, This 22nd day of February, 2005.

Notary Public

My Commission Expires: 7-19-08

Address New Owner	Send Tax Bills to:	Map-Parcel
Chris G. Smith	Union Planters Bank/d/b/a Regions Mtg.	130-3-50
610 Westview Avenue	P.O. Box 11026	
Nashville, TN 37205	Orange, CA 92856-8126	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Alphonse H. Davis and wife, Mary D. Davis, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Chris G. Smith and wife, Charlotte Smith, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in the 7th, formerly the 10th Civil District of Davidson County, Tennessee, being parts of lots Nos. 19 and 20 of Block 11 and part of an unnumbered lot immediately north of Lot No. 19 on the Plan of the re-subdivision of part of Royal Oaks, as of record in Book 974, Pages 4 and 5, Register's Office for said County, described as follows:

Beginning on the easterly margin of West View Avenue at a point 100 feet north of the northwest corner of Lot No. 1 of Block 17; thence with the easterly margin of said Avenue northwardly 100 feet; thence at right angles, eastwardly 200 feet; thence at right angles southwardly 100 feet; thence at right angles westwardly 200 feet to the beginning.

Being the same property conveyed to Alphonse H. Davis and wife, Mary D. Davis, as tenants in common, without rights of survivorship by Quitclaim deed from John J. Davis, Trustee of record in Instrument No. 20050119-0006849, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. County taxes for 2005 and subsequent years.
2. Subject to all matters set forth in Plat of record in Plat Book 974, Pages 4-5, Register's Office for Davidson County, Tennessee.
3. Sewer Easement of record in Book 5787, Page 292; Driveway Easement of record in Book 6635, Page 928, Register's Office for Davidson County, Tennessee.

This is improved property known as: 610 Westview Avenue Nashville, TN 37205

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind herself, her heirs and assigns, 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.

WITNESS my hand this 22nd day of February, 2005

Alphonse H. Davis

Mary D. Davis

STATE OF TN
COUNTY OF Davidson

Before me, Laura Shoun, a Notary Public in and for the said County and State, personally appeared Alphonse H. Davis and wife, Mary D. Davis, the within named bargainors, 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 at Nashville Tennessee this 22nd day of February, 2005.

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES 7-19-08