Return To:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

PREPARED BY (~~AND RETURN TO~~):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 03/10/05 13:48 2 pgs
Fees:13.00 Taxes:856.55
20050310-0026691

W & I Ref:(_____) Title No: 46165
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Robert K. Lamons Margaret D. Lamons 1130 Brookmeade Drive Nashville, Tennessee 37204	SAME

TAX MAP-PARCEL NUMBERS: 131-04-213

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$231,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Amy E. Smotherman, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert K. Lamons and wife, Margaret D. Lamons** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Duncanwood of record in Book 1424, page 139 Register's Office for said County.

Said Lot No. 9 fronts 100 feet on the easterly line(s) and 149.4 feet on the westerly line to a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to Amy E. Smotherman by deed from D'wayne L. Christians and wife, Gini J. Christians of record in Book 10328, page 688, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1424 Page 139, said Register's Office, which Plan shows a 30 foot minimum building setback line from Brookmeade Drive and a 10 foot easement for public utility purposes along the rear line(s).

Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 3920, page 824, said Register's Office.

This is improved property, known as: 1130 Brookmeade, Nashville, Tennessee 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of February, 2005.

Amy E. Smotherman

State of TENNESSEE
County of DAVIDSON

On this 17th day of February, 2005 , before me the undersigned authority, personally appeared Amy E. Smotherman , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $231,500.00

Affiant

Sworn and subscribed before me this the 17th day of February, 2005

My Commission Expires: 7/29/06

JOHN CLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public