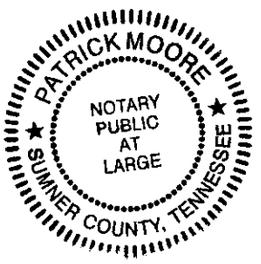
File No. 250401140a

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES: 4-25-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melvin Jai Smith	Same as new Owner	Map 076-05-0-015.00
(NAME)	(NAME)	
708 Hidden Hill Drive	SAME	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 05/06/05 12:36 2 pgs
Fees:13.00 Taxes:296.00
20050506-0051362

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,
***PB REIT*, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO**
Melvin Jai Smith ,unmarried, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS 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 all of Lot No. 14, on the Plan of Hidden Hill, as shown by plat appearing of record in Plat Book 4860, Page 43, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Charlie L. Duncan et ux Sandra K. Duncan by Warranty Deed dated April 1, 1981 of record in Book 5728, Page 607, and being further conveyed to Sandra Kay Duncan by Final Decree dated July 21, 1986 of record in Instrument No. 20021213-0153797, Register's Office for Davidson County, Tennessee. Said property was further conveyed to PB REIT by Substitute Trustee's Deed dated May 11, 2004 of record in Instrument No. 20040517-0057569, said Register's Office.

Restrictive Covenants of record in Book 4938, Page 337; all matters shown on plat of record in Plat Book 4860, Page 43; all in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 708 Hidden Hill Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 our hands this 29th day of April, 2005.

PB REIT

By: Christopher D Washel

Christopher D Washel,
Vice President

Attest: Lydia K. Chung

Lydia K Chung

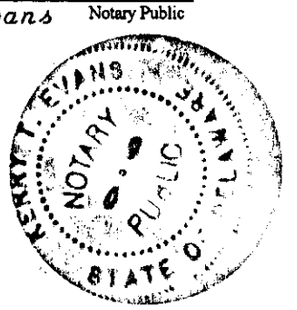
STATE OF DEL AWARE
COUNTY OF NEW CASTLE

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared C Washel with whom I am personally acquainted and who upon her oath acknowledged herself to be the Vice President of PB REIT the within named bargainer, a corporation, and that, she as such Vice President, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by C Washel as such Vice President.

Witness my hand at office this 29th day of April, 2005

Commission expires: 3/19/2007

Kerry T Evans Notary Public



File Number: 250401140a
RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122