Box 5

WARRANTY DEED

B-CD-05-3701

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,500.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF May, 2005.

Notary Public

NOTARY PUBLIC AT LARGE

J. WAYNE THOMAS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: (AFFIX SEAL)
My Commission Expires SEPT. 24, 2005

Davidson County DEEDWARR
Recvd: 05/10/05 08:24 2 pgs
Fees:13.00 Taxes:157.25

20050510-0052499

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eugenie Smith	SAME	
3701 Hydes Ferry Road (ADDRESS)	(NAME) (ADDRESS)	69-16-47.00
Nashville, Tennessee 37218 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CLIFTON PIERCE, SR., Married AND RUFUS WILLIAMS, III, Unmarried AND DIANE SHERRILL, Married AND ELSIE P. TROTTER, Married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto EUGENIE SMITH, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 13TH, FORMERLY 23RD CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF THE OLD HYDES FERRY TURNPIKE ROAD, AT WHAT WAS FORMERLY W. J. UNERWOOD'S SOUTHEAST CORNER AND F.A. TREPPARD'S NORTHEAST CORNER AND RUNNING THENCE SOUTH 57 DEGREES WEST WITH THE NORTHERLY BOUNDARY LINE OF SAID F. A. TREPPARD'S TRACT, 207.9 FEET TO A STONE ON THE WEST SIDE OF A BRANCH; THENCE DOWN SAID BRANCH, 100 FEET; THENCE EASTERLY TO THE CENTER OF SAID ROAD; THENCE SOUTH 37 DEGREES EAST WITH THE CENTER OF SAID ROAD, 100 FEET TO THE BEGINNING.BEING THE SAME PROPERTY CONVEYED TO ADELE MOODY AND MABEL MOODY BY INSTALLMENT DEED FROM MT. ARARAT CEMETERY, INC. RECORDED THE 5TH DAY OF DECEMBER, 1966 IN DEED BOOK 4083, PAGE 61, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. *1/2

BEING THE SAME PROPERTY DEVISED TO CLIFTON PIERCE, SR., RUFUS WILLIAMS, JR., (DECEASED AND SURVIVED BY HIS SON, RUFUS WILLIAMS, III), RUFUS WILLIAMS III, DIANE SHERRILL AND ELSIE P. TROTTER BY LAST WILL AND TESTAMENT OF ADELE MOODY DOCKET NO.05P-348, PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE, AND BEING THE SAME PROPERTY CONVEYED TO ADELE MOODY AND MABEL MOODY BY INSTALLMENT DEED FROM MT. ARARAT CEMETERY, INC. RECORDED THE 5TH DAY OF DECEMBER, 1966 IN DEED BOOK 4083, PAGE 61, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID MABEL MOODY PREDECEASED ADELE MOODY, WITHOUT A WILL, AND LEAVING AS HER ONLY HEIRS: ADELE MOODY, CLIFTON PIERCE, SR., RUFUS WILLIAMS, JR., DECEASED AND SURVIVED BY HIS SON RUFUS WILLIAMS, III, DIANE SHERRILL, ELSIE P. TROTTER AS SHOWN BY AFFIDAVIT OF HEIRSHIP BEING RECORDED SIMULTANEOUSLY HEREWITH IN INSTRUMENT NUMBER 20050510-0052498, DAVIDSON COUNTY, TENNESSEE.

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

Spouses do not join in this conveyance due to property never having been a marital residence.

unimproved ( )
This is improved (X) property, known as 3701 Hydes Ferry Road, Nashville, Tennessee 37218
(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), their 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), 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/our hand(s) this 6th day of May, 2005.

Clifton Pierce, Sr.

Rufus Williams, III

Diane Sherrill

Elsie P. Trotter

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Clifton Pierce, Sr. and Rufus Williams, III, and Diane Sherrill and Elsie P. Trotter, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of May, 2005.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES: November 22, 2008

(SEAL)

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903