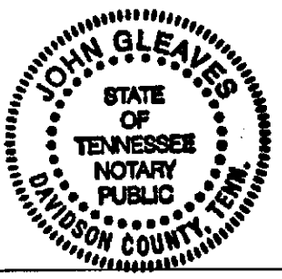
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: ~~May 28, 2006.~~ 7-29-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Guyonna Arimiture Bailey-Hoskins	Guyonna Arimiture Bailey-Hoskins	150-7-57
(NAME)	(NAME)	
208 New Towne Court	208 New Towne Court	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 06/09/05 13:43 2 pgs
Fees:13.00 Taxes:432.00

20050609-0066121

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Karen Eileen Smith, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Guyonna Arimiture Bailey-Hoskins and Alvin Eugene Hoskins, HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 66 on the Plan of Towne Village of The Country, Section 1 of record in Plat Book 5200, Page 55 and 56, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Karen Eileen Smith, by deed of record in Instrument No. 20010904-0095120, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Karen Eileen Smith by Jean Sanford as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20050609-00 66120, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 208 New Towne Court, Antioch, TN 37013

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 6th day of June, 2005.

_____

_____

x Karen Eileen Smith

Karen Eileen Smith by Jean Sanford, her Attorney-in-fact

by Jean L Sanford

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 6th day of June, 2005, before me personally appeared Jean Sanford, the person who executed the foregoing instrument on behalf of Karen Eileen Smith and who acknowledged that she executed the same as the free act and deed of the said Karen Eileen Smith, through Power of Attorney granted 6/1/2005 by the said Karen Eileen Smith.

Witness my hand and official seal at Nashville, Tennessee this 6th day of June, 2005.

Commission expires: May 28, 2006

LaTece McAdoo

Notary Public

LaTece McAdoo
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006