This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

Davidson County DEEDWARR
Recvd: 06/27/05 15:02 2 pgs
Fees:13.00 Taxes:477.30
20050627-0073736

WARRANTY DEED

Address new owner as:
Darrell W. Timmons et ux
1309 Bellshire Drive
Nashville, Tennessee 37207

Send tax bills to:
Same

Map-Parcel
Map 41-15
Par 44

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Wanda H. Smith and husband, Dwight M. Smith, have this day bargained and sold, and do hereby transfer and convey to the said Darrell W. Timmons and wife, Janis A. Timmons, their heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No 404 on the Plan of Bellshire Estates, Section "B", of record in Book 2331, pages 128 and 129, Register's Office for said County.

Said Lot No. 404 fronts 180.8 feet on the southerly side of Bellshire Drive and extends back between lines, 274.1 feet on the easterly line and 255.6 feet on the westerly line to a dead line in the rear on which it measures 105 feet.

BEING the same property conveyed to Carlos M. Hankins and wife, Wanda H. Hankins, by deed from Folk-Jordan Company, Inc. and The Union Trust Company, dated March 6, 1958, and recorded on March 7, 1958, in Book 2740, page 636, said Register's office, the said Carlos M. Hankins having since died and the said Wanda H. Hankins having since remarried and is now Wanda H. Smith.

This is improved property known as 1309 Bellshire Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Darrell W. Timmons and wife, Janis A. Timmons, their heirs and assigns, forever.

And we, Wanda H. Smith and husband, Dwight M. Smith, do covenant with the said Darrell W. Timmons and wife, Janis A. Timmons, that we are lawfully seized and possessed of said land in fee simple; that we have a good right to convey it, and that the same is unencumbered, except as otherwise herein set forth, and subject to restrictive covenants of record and all liens and records of

encumbrance and for real property taxes for the year 2005.

And we, Wanda H. Smith and husband, Dwight M. Smith, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Darrell W. Timmons and wife, Janis A. Timmons, their heirs and assigns against the lawful claims of all persons whomsoever.

This description is the same used in the previous deed of record.

WITNESS our hands this 27th day of June 2005.

Wanda H. Smith

Wanda H. Smith

Dwight M. Smith

Dwight M. Smith

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Wanda H. Smith and husband, Dwight M. Smith, 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 office, this 27th day of June 2005.

NOTARY PUBLIC

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $129,000.00.

Darrell W. Timmons

AFFIANT

Subscribed and sworn to before me, this 27th day of June 2005.

NOTARY PUBLIC

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007