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

Davidson County DEEDWARR
Recvd: 06/29/05 10:31 2 pgs
Fees:13.00 Taxes:847.30
20050629-0074746

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 229,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
17th DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: 5/23/06

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
JOHN ~~GETZ~~ KELLY **1431 Sumner Avenue** **Nashville, TN 37206**	New Owner	**83-6-4** **27W 15595**

FOR AND IN 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, ALBERT A. SMITH, III and wife, ANNE GALLAHER**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN ~~GETZ~~ KELLY and wife, K~~E~~SA KELLY**

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:

Being Lot No. 33 on the map of the subdivision of part of the Weakley Home Place of record in Book 421, page 36, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Albert A. Smith, III and wife, Anne Gallaher by deed from W. Alan Ball and wife, Allison J. Ball, of record in Instrument Number 20040526-0061850, Register's Office for Davidson County, Tennessee.

This is improved property known as **1431 Sumner Avenue, Nashville, Tennessee 37206**

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 OUR HANDS THIS 17th DAY OF JUNE, 2005

ALBERT A. SMITH, III

ANNE GALLAHER AKA ANNE GALLAHER SMITH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named ALBERT A. SMITH, III and wife, ANNE GALLAHER, the * 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.

* aka Anne Gallaher Smith

WITNESS my hand and official seal at Nashville, Tennessee, on this 17th day of June, 2005.

NOTARY PUBLIC

My Commission Expires: 3/25/06

