Davidson County DEEDWARR
Recvd: 07/07/05 08:25 2 pgs
Fees:13.00 Taxes:647.13
20050707-0077855

This Instrument Prepared by ~~and Return to~~:
Bell & Alexander Title Services, Inc.
204 Rivergate Parkway
Goodlettsville, TN 37072

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $174,900.00.

Affiant

Subscribed and sworn before me this the 23rd day of June, 2005.

Notary Public
My commission expires: 7/29/06

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address of New Owner:
Joshua Smithson
627 Old Hickory Blvd
Madison, TN 37115

Send Tax Bill to:
New Owner

Tax Information:
42-11-71

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jerry C. Harlan and Wanda G. Harlan, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Joshua Smithson, unmarried, as , hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in the 11th, formerly the 19th Civil District of Davidson County, Tennessee, being Lots Nos. 15, 16, 17 and 18 of Block "B" on the Plan of Marthonna, not of record, described according to a survey made by J.A. Mefford, Surveyor, December, 1937, as follows:

Beginning on the southerly margin of Old Hickory Boulevard, formerly Halls Lane, at a point 200 feet east of the easterly margin of Ezell Road west, said point being the corner of Lots 18 and 91; thence the line between said two lots southwardly 246.6 feet to the northerly line of Lot No. 27; thence with said line easterly 100 feet to the corner of Lots Nos. 14 and 15; thence with the line between said two lots northwardly 245 feet to the southerly margin of Old Hickory Boulevard; thence with said Boulevard westerly 100 feet to the beginning.

Being the same property conveyed to JERRY C. HARLAN AND WIFE, WANDA G. HARLAN, by deed from ALBERT J. MARTOCCI, JR., AN UNMARRIED PERSON, of record as Instrument No. 20020911-0110492, as re-recorded as Instrument No. 20021120-0143958, dated August 12, 2002, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 627 Old Hickory Blvd, Madison, TN 37115.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 23rd day of June, 2005.

Jerry C. Harlan

Wanda G. Harlan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jerry C. Harlan and Wanda G. Harlan, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of June, 2005.

My commission expires: 11-25-07

Notary Public

