Davidson County DEEDWARR
Recvd: 07/07/05 10:04 2 pgs
Fees:13.00 Taxes:44.40
20050707-0078076

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $12,000.00.

Affiant

Subscribed and sworn before me this the 29th day of June, 2005.

Notary Public
My commission expires: 11-25-07

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Deborah Smith<br>18th Jefferson Street<br>Nashville, TN 37208 | New Owner | 061-06-0 070.00 |

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, Johnny W. Fields and wife, Joy M. Fields, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Deborah Smith, 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 Davidson County, Tennessee, being Lot(s) 5, as shown on the map entitled Resubdivision of Lots 198, 199, 200 and 201 of Maplewood Heights 2nd Addition, of record in Plat Book 3500, page(s) 12, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JOHNNY W. FIELDS AND WIFE, JOY M. FIELDS from HELEN POOL, AN UNMARRIED PERSON, by deed of record as Instrument No. 20040920-0113212, dated September 10, 2004, said Register's Office.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

THIS IS UNIMPROVED PROPERTY KNOWN AS 4019 Hutson Avenue, Nashville, TN 37216.

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 29th day of June, 2005.

Johnny W. Fields

Joy M. Fields

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Johnny W. Fields and Joy M. Fields, 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 29th day of June, 2005.

My commission expires: 11-25-07

Darlene Short
Notary Public

