Davidson County DEEDWARR
Recvd: 07/28/05 14:45 2 pgs
Fees:13.00 Taxes:551.12

20050728-0088508

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRNSFER IS $148,950.00

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 22 DAY OF July 2005

NOTARY PUBLIC

MY COMMISION EXPIRES 7-22-05
(AFFIX SEAL)

LORAS M. NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 109 Cude Lane Madison Tennessee 37115

Address New Owner(s) Luis Taveras	Send Tax Bills To: Same as owner	Map and Parcel Number: 052-08-0-008.00
315 Donna Drive	Same as new owner	Group
Hendersonville TN 37075		Parcel
(City) (State) (Zip)	(City) (State) (Zip)	

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 **Gale D. Smith and wife Betty Smith**
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD , AND BY THESE PRESENTS DO TRANSFER AND CONVEY **Luis Taveras**
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain parcel or tract of land in the 2nd Civil District of Davidson County, Tennessee said parcel being more particularly described as follows:

A tract of land in Davidson County, Tennessee, designated as Parcel 8 on a survey made by R. L. Montoya-Land Surveying, dated October 10, 1983, and further described according to a survey by John B. Kohl, III, dated January 27, 1984, as follows:

BEGINNING at a point in the northerly margin of Sanitarium Road, said point being east 1316.87 feet of the intersection of the northerly margin of Sanitarium Road with the center line of Neeleys Bend Road; thence north 22 degrees 57' 37" west 187.0 feet to a point; thence north 67 degrees 2' 23" east 108.50 feet to a point; thence south 22 degrees 57' 37" East 187.0 feet to a point in the northerly margin of said Sanitarium Road; thence, with said northerly margin, south 67 degrees 2' 23" west 108.5 feet to the point of beginning.

Being a part of the same property conveyed to Gale D. Smith and wife, Betty Smith by Warranty Deed from Kentucky-Tennessee Conference Association of Seventh-Day Adventists, Inc. dated 12/31/91 and filed for record 12/31/91 in Book 8519, page 210, Register's Office for Davidson County, Tennessee.

Property known as: 127 Sanitarium Road, Madison, TN 37115

Subject to all easements restrictive covenants and conditions, setback lines and other matters of record including all items set out on any applicable plat of record. 2005 property taxes have been prorated. All prior paid

.

( )Unimproved
This is (X)Improved property known at **127 Sanitarium Rd Madison TN 37115**
(House No.) (Street) (P.O. Address) (City or Town) (State) (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 not 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 unemcumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and ever 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 22 day of July 2005

Gale D. Smith

Betty Smith

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Lonas Vesle, a Notary Public in and for said County and State, the within named Gale D. Smith - Betty Smith

the within named bargainor _____, with whom I am personally aquainted 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 and official seal at Nashville TN
This 22 day of July, 2005.

NOTARY PUBLIC WILLIAMSON COUNTY TENN.

Notary Public

My Commission Expires: 7-10-05

STATE OF TENNESSEE
COUNTY OF

Before me the undersigned, a Notary Public for the State and County aforesaid, person_____ the within named bargainor, and that s/r being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Corporation by herself as

Witness my hand and seal, at office in Brentwood, Tennessee, this _____ day of _____, 2005

Notary Public

My Commission Expires:_____