03

Realty Title 48-A
RETURN TO:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Ste. 102
Nashville, Tennessee 37215
#32905

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,000.00.

Affiant

Deborah K. Devine State of Tennessee Notary Public Davidson County

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of July, 2005.

Notary Public

My Commission Expires: 11/22/08

Davidson County DEEDWARR
Recvd: 08/09/05 11:22 2 pgs
Fees:13.00 Taxes:821.40
20050809-0094180

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Raymond Joseph Smola
6340 Sweet Gum Lane
Nashville, TN 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

155.08-0B-022.00- CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Margaret S. Slemp, married, f/k/a Margaret S. Case, * hereinafter referred to as Grantors, hereby transfers and conveys to Raymond Joseph Smola and wife, Jennifer Lynn Smola hereinafter referred to as 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. 22 on the Plan of South Colony at Riverbend, Phase One, a Planned Unit Development, of record in Plat Book 6900, Page 271, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

*The said Margaret S. Case has since married and is now known as Margaret. S. Slemp.

The said property was not the marital residence of Margaret S. Slemp.

Being the same property conveyed to Margaret S. Case by Warranty deed from Bruce Groves and wife, Carol L. Groves, of record in Deed Book 11264, page 828, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005 and subsequent years, a lien, but not yet due and payable.

Subject to all matters as set forth per Plat Book 6900, Page 271, Register's Office of said County.

This property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 6340 Sweet Gum Lane, Nashville, TN 37221.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 28th day of July, 2005.

Margaret S. Slemp

Margaret S. Slemp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Margaret S. Slemp, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal this 28th day of July, 2005.

Tonja Barron

Notary Public

My Commission Expires: 1-20-09

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

[redacted]1010