Prepared By / Return To:
Infinity Title, LLC
404 BNA Drive, Suite 307
Nashville, TN 37217
05-197

HUGH B SHOULDERS, JR
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 7-8-08
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVE IS GREATER, FOR THIS TRANSFER IS $126,800.00

Katherine Crum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF August, 2005.

Hugh B Shoulders Jr
Notary Public

Commission Expiration:

ADDRESS OF NEW OWNER:
Katherine Crum
207 Anthony Street
Old Hickory, TN 37138

SEND TAX BILLS TO:
SAME AS OWNER

MAP-PARCEL:
054-130-00100

WARRANTY DEED

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 Beverly E. Smith,*HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Katherine Crum and husband, Tabor Crum, 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: *an unremarried widow

Davidson County DEEDWARR
Recvd: 08/23/05 10:13 3 pgs
Fees:18.00 Taxes:476.56
20050823-0100206

SEE ATTACHED EXHIBI "A"

Being a portion of the same property conveyed to Donald O. Smith and wife, Beverly E. Smith on 09/11/73, by deed from George M. Jackson and wife, Ann Jackson, filed for record on 09/12/73, in Book 4745, page 687, Register's Office for Davidson county, Tennessee. Donald O. Smith, deceased. 5/22/05, thereby vesting title solely in Beverly E. Smith as the surviving tenant by entirety.

This is improved property known 207 Anthony Street, Old Hickory, TN 37138

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 my hand this 12th day of August, 2005.

Beverly E. Smith
Beverly E. Smith

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Beverly E. Smith, an unremarried widow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12th day of August, 2005.

HUGH B SHOULDERS, JR
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 7-6-09
WILSON COUNTY

Hugh B Shoulders Jr
Notary Public

Commission Expiration:

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, 2005, before me personally appeared _____, to me known to be the person who executed the foregoing instrument in behalf of _____ as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said _____. Witness my hand and official seal.

_____
Notary Public

Commission Expiration:

EXHIBIT "A" LEGAL DESCRIPTION:

LAND in Davidson County, Tennessee, being part of Lot No. 8, Section 2, on the Map of Life & Casualty Insurance Company's Subdivision of the Dabbs & Elliott Property, of record in Book 843, page 56, Register's Office for said County, as follows:

BEGINNING at a point on the westerly line of Lot No. 8, Section 2, 777.8 feet south of the center line of Pitts Avenue, being the northwest corner of the property conveyed to Herbert J. Doty and wife, by deed of record in Book 1517, page 634, said Register's Office; thence easterly with Doty's northerly line, 250 feet more or less to the center of a 50 foot unnamed roadway; thence northerly along the center line of said unnamed street, being the dividing line between Lots No. 8 and 9 of Section 2, 129.2 feet to the line of the property belonging to Frank H. Comton and wife; thence along Compton's south line, westerly 245 feet to the line between Lots 7 and 8; thence with the line between said lots, south 7° 14' west 127.8 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OR PARCEL OF LAND:

Land in Davidson County, Tennessee, being part of Lot No. 8 on the Plan of Life & Casualty Insurance Company Subdivision of the Dabbs & Elliott Property, Section 2, as of record in Book 843, page 56, said Register's Office, and being described according to a survey made by r. l. montoya, Land Surveying dated June 6, 1978, also shown as Tract 2

Beginning at a point on the westerly side of Anthony Street common front corner of Tract 1 and 2, said point also being 723.80 feet, more or less, from Lakeshore Drive; thence running with the westerly margin of Anthony Street South 6° 27' 00" West 60.00 feet to an existing iron pipe; thence North 78° 47' 35" West 234.67 feet to an existing fence post; thence North 7° 57' 26" East 60.00 feet to an iron pin; thence South 78° 45' 51" East 232.84 feet to the point of beginning, containing 0.32 acre, more or less.