Return to:

Priority Escrow Services, Inc.
323 Emery Drive
Nashville, TN 37214
Phone (615) 391-4185
Fax (615) 391-4189

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This instrument prepared by:
Julie Coone, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

Davidson County DEEDWARR
Recvd: 08/30/05 08:18 3 pgs
Fees:18.00 Taxes:416.25
20050830-0103519

File No.: **2120-895437**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Twenty-fourth day of August, 2005**, by and between **Janie M. Lang, an unmarried person**, parties of the first part, and **Marilyn J. Smith and husband, William P. Smith**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 156 ON THE PLAN OF BELLSHIRE ESTATES, SECTION 5, AS OF RECORD IN BOOK 2133, PAGE 114, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HERE MADE FOR A COMPLETE DESCRIPTION THEREOF.

Being the same property conveyed to Janie M. Lang from Mildred L. Black, unmarried, by virtue of Warranty Deed as recorded on 08/07/1997 in Book 10560, Page 871 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **041-16-0 046.00**
Improved OR
Unimproved property located at: **1139 Bellshire Dr., Nashville, Tennessee 37207**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Janie M. Lang

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Janie M. Lang** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as free Act and Deed.

Witness my hand and Notarial Seal this **Twenty-fourth day of August, 2005.**

Notary Public

My Commission Expires: 9/4/06

W. BRADLEY NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

****

Owner's Name: **William P. Smith and Marilyn J. Smith**

and Address: **1139 Bellshire Dr.**
Nashville, TN 37207

Mail tax bills to, (Person or Agency responsible for payment of taxes)

CuCorp, Inc.
1400 8th Avenue South
Nashville, TN 37203

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**112,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Twenty-fourth day of August, 2005.**

Notary Public

My Commission Expires:

EVELYN D. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

AUG. 24. 2005 10:40AM NO. 701 P. 16