FILE, BOX "7"

Davidson County DEEDWARR
Recvd: 09/02/05 13:30 2 pgs
Fees:13.00 Taxes:362.60

20050902-0105772

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP44148

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2005

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kiva Smith	SAME	71-12-199
909 Oneida Avenue		
Nashville, TN, 37207		

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, I/WE,

Jillian Etherington, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kiva Smith, a single woman

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:

Lot 99, Victory Heights, as shown on plat of record in Plat Book 1130, Page 97, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jillian Etherington, a single person, by Warranty Deed dated June 22, 2005 from Citibank N.A. as Trustee, of record in Instrument No.: 20050722-0085341, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Citibank N.A. as Trustee, by Trustee's Deed dated May 10, 2005 from Christopher L. Palmer as Successor Trustee, of record in Instrument No.: 20050513-0054101, said Register's Office. Being the same property conveyed to Floyd C. Redd and wife, Julia Mae Redd, by deed dated July 8, 1971 of record in Book 4518, Page 632, said Register's Office.

Being the same property conveyed to Jillian Etherington, a single person, by Warranty Deed from Citibank N.A. as Trustee, by Chase Home Finance, LLC successor by merger with Chase Manhattan Mortgage, Corp., as Attorney-in-Fact, of record in Instrument No.: 20050722-0085341, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 909 Oneida Avenue, Nashville, TN 37207

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/our hand(s) this 31st day of August, 2005

Jillian Etherington

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Jillian Etherington, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of August, 2005

Notary Public

My Commission Expires: 7/29/2006