05-1430

39-B

264

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of August, 2005.

Notary Public

My Commission Expires: 2009

EMILY C. MAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Davidson County DEEDWARR
Recvd: 09/02/05 14:25 2 pgs
Fees:13.00 Taxes:758.50
20050902-0105912

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

ADDRESS NEW OWNER(S) AS FOLLOWS:
Brad Smith
5020 Stonemeade Drive
Nashville, TN 37221

SEND TAX BILLS TO:
AmSouth
2050 Parkway Office Circle
RCN-6
Birmingham, AL 35244

MAP-PARCEL NUMBERS:

155-15-A-078.00-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, **Donna Ferrier, unmarried**, hereinafter referred to as Grantors, hereby transfers and conveys to **Kimberly D. Smith and Bradley E. Smith, wife and husband, and Doctor Robert Crants, III and Shannon Crants, husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot No. 78 on the plan of Stonemeade, Section 1, of record in Book 6900, Page 800 and 801, Register's Office for Davidson County, Tennessee.

Said Lot No. 78 fronts 98.90 feet on the northeasterly margin of Stonemeade and extends back 107.17 feet on the northwesterly line and 118.10 feet on the southeasterly line to a broken line in the rear, measuring 73.67 feet thereon.

Being the same property conveyed to Donna Ferrier, a/k/a Donna Elizabeth Ferrier by Quitclaim Deed from Dennis P. Ferrier, a/k/a Dennis Paul Ferrier as of record in Instrument No. 20001128-0116435, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6900, Page 801, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7701, Page 290, Book 8349, Page 43, and in Book 8810, Page 840, Register's Office for Davidson County, Tennessee.

Charter of record in Book 7920, Page 728, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 8517, Page 992, Register's Office for Davidson County, Tennessee.

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 5020 Stonemeade Drive, 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 31st day of August, 2005.

Donna Ferrier By Joan Wilson
Donna Ferrier Attorney In Fact
By: Joan Wilson, Attorney-In-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Joan Wilson**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of **Donna Ferrier** for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for **Donna Ferrier**, and is authorized by **Donna Ferrier** to execute this instrument on her behalf.

Witness my hand and official seal this 31st day of August, 2005.

Notary Public

My Commission Expires: 11/2/08

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

250801413