WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,000.00

LuAnn Landrum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF September 2005

Notary Public

My Commission Expires: 9/22/07

Davidson County DEEDWARR
Recvd: 09/06/05 15:25 2 pgs
Fees:13.00 Taxes:399.60
20050906-0106830

DANIEL L. WISCHHOF NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 311, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LuAnn Landrum (NAME)	SAME AS NEW OWNER (NAME)	MAP 083-04
4706 Brick Church Pike (ADDRESS)	(ADDRESS)	PARCEL 084
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Irene M. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LuAnn Landrum and Lou A. Moore, As Tenants In Common

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:

LAND in Davidson County, Tennessee, being Lot No. 75 on the Map of Rosebank Park, as of record in Book 1835, Page 26, Register's Office for Davidson County, Tennessee.

SAID Lot No. 75 fronts 60 feet on the Southeasterly side of Pafford Drive and runs back 156.35 feet on the Northeasterly line and 161.2 feet on the Southwesterly line to a point, and measures 60 feet along the rear line which is a broken line.

Being the same property conveyed to George H. Smith, Jr. and wife, Irene M. Smith by Warranty Deed dated November 26, 1952, from S. Briggs Burkhalter and wife, Jean E. Burkhalter, of record in Book 2102, Page 331, Register's Office for Davidson County, Tennessee. The said George H. Smith, Jr. having since died on September 2, 1995 in Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

Peggy Elizabeth Smith Phillips executes this Instrument as Attorney-in-Fact on behalf of Irene McNairy Smith pursuant to Power-of-Attorney of record by Instrument No. 20050906-0106829, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2422 Pafford Drive, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 2nd day of September 2005

Irene M. Smith
By Irene M. Smith by Peggy Elizabeth Smith Phillips
Peggy Elizabeth Smith Phillips, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 2nd day of September, 2005, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Peggy Elizabeth Smith Phillips, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Irene M. Smith (a/k/a Irene McNairy Smith), as her Attorney-In-Fact, and who acknowledged that she as her Attorney-in-fact executed the same as the free act and deed of the said Irene M. Smith (a/k/a Irene McNairy Smith).

Witness my hand and official seal at Goodlettsville, Tennessee, this the 2nd day of September, 2005.

Notary Public

My Commission Expires: 9/22/07

