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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/27/05 14:47 2 pgs
Fees:13.00 Taxes:277.50

20050927-0116108

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF September 2005

Notary Public

MY COMMISSION EXPIRES: 9/22/07

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Glenda I. Smiley (NAME)	SAME (NAME)	MAP 42-16
106 Harris Street (ADDRESS)	(ADDRESS)	PARCEL 218
Madison, TN 37115 (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, Lloyd W. Pate and wife, Clenna M. Pate, Trustees of the Pate Joint Revocable Living Trust Agreement U/A/D March 5, 2001

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Glenda I. Smiley and husband, John S. Smiley

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. 59 on the Map of Madison Realty Company's Subdivision, of record in Book 547, Page 164, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof of said lot.

Being the same property conveyed to Lloyd W. Pate and wife, Clenna M. Pate, Trustees of the Pate Joint Revocable Living Trust Agreement U/A/D March 5, 2001 by Quitclaim Deed dated March 5, 2001, from Lloyd W. Pate and Clenna Y. Pate, of record by Instrument No. 20011106-0121826 in the Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 106 Harris Street, Madison, TN 37115
(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 23rd day of September, 2005

The Pate Joint Revocable Living, Trust

By:
Clenna M. Pate, Trustee

Clenna M. Pate, Tr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clenna M. Pate, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged herself as Trustee of the Lloyd W. Pate and wife, Clenna M. Pate, Trustees of the Pate Joint Revocable Living Trust Agreement U/A/D March 5, 2001, and in her capacity as such Trustee, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 23rd day of September, 2005.

Notary Public

My Commission Expires: 9/22/07

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