Davidson County DEEDWARR
Recvd: 10/07/05 10:03 2 pgs
Fees:13.00 Taxes:980.50

20051007-0121338

WARRANTY DEED

G-CD-05-2716

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF September, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC OF TENNESSEE DAVIDSON COUNTY

My Commission Expires JULY 25, 2009

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauren Queen Staley	New owner (NAME)	
2716 West Linden Avenue		104-15-140
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBERT W. SMALLMON AND WIFE, ZANE E. SMALLMON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LAUREN QUEEN STALEY, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING THE WESTERLY ONE-HALF OF LOT NO. 13 ON THE MAP OF SUNSET PARK SUBDIVISION, AS OF RECORD IN BOOK 332, PAGE 132.

SAID WESTERLY ONE-HALF OF LOT NO. 13 FRONTS 50 FEET ON THE NORTHERLY SIDE OF WEST LINDEN, FORMERLY SUNSET AVENUE, AND RUNS BACK 163.8 FEET MORE OR LESS ON THE EASTERLY LINE AND 163.9 FEET ON THE WESTERLY LINE, TO A DEAD LINE IN THE REAR, MEASURING 50 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO ROBERT W. SMALLMON AND WIFE, ZANE E. SMALLMON BY WARRANTY DEED FROM ROBIN E. DOLAN AND WIFE, BONNIE H. DOLAN AND MARY WANDA DAVIS, RECORDED THE 8TH DAY OF MAY, 1967 IN DEED BOOK 4128, PAGE 788, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 332, page 132, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2716 West Linden Avenue, Nashville, Tennessee 37212
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 30th day of September, 2005.

Robert W. Smallmon

Zane E. Smallmon

STATE OF Tennessee
COUNTY OF Davidson

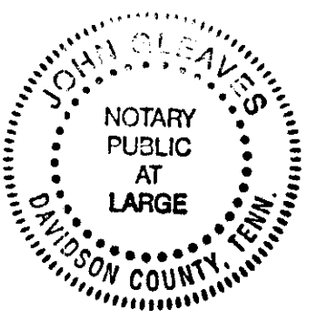
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert W. Smallmon and Zane E. Smallmon, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of September, 2005.

Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903