Davidson County DEEDWARR
Recvd: 10/17/05 10:27 3 pgs
Fees:18.00 Taxes:3126.50

20051017-0124753

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $845,000.00. **Affiant** Subscribed and sworn to before me, this 14th day of October, 2005. Notary Public My Commission Expires: GEORGE V. CRAWFORD III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Address New Owner As Follows: John P. Smartt and wife, Murray P. Smartt 420 Sunnyside Drive Nashville, TN 37205	Send Tax Bills To: Merrill Lynch Credit Corporation 3000 Leaden Hall Road Mt. Laurel, NJ 08054	Map-Parcel Number: 116-11-0-039.00 BM 03905

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEFFREY ALAN GREENE AND WIFE, JENNYE BURRUS GREENE**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **JOHN P. SMARTT AND WIFE, MURRAY P. SMARTT**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 7th Civil District of Davidson County, Tennessee, being the northerly 88 feet of Lot No. 8 and all of Lot No. 9 of Block "E" on the Map of Honeywood Subdivision of the Malone Property, not of record, more particularly described as follows:

Beginning on the easterly margin of Sunnyside Drive at the southwest corner of the property conveyed to John Holman Haggard and wife, by deed from John F. House and wife, of record in Book 2200, page 630, Register's Office for said County, being the corner of Lots Nos. 9 and 10; thence with said Drive southwardly 188 feet; thence eastwardly 197 feet; thence northwardly 214 feet to the southeast corner of the Haggard property; thence with Haggard's southerly line, westwardly 204 feet to the beginning.

Being the same property conveyed to Jeffrey Alan Greene and wife, Jennye Burrus Greene, by deed from Frances B. Hutchison, unmarried and Alice B. Hoguet, heirs at law of Frank A. Berry, Jr,. of record in Book 7506, page 792, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is improved property known as 420 Sunnyside Drive, Nashville, TN 37205.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 14th day of October, 2005.

Jeffrey Alan Greene

Jennye Burrus Greene

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JEFFREY ALAN GREENE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of October, 2005.

Notary Public

My Commission Expires: 3/31/2007

GEORGE V. CRAWFORD III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JENNYE BURRUS GREENE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of October, 2005.

Notary Public

My Commission Expires: 3/31/2007

GEORGE V. CRAWFORD III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.