Return to: First Title and Escrow Company, Inc.
File Number 24768 Box 9B

Davidson County DEEDWARR
Recvd: 10/17/05 13:33 3 pgs
Fees:18.00 Taxes:1517.00

20051017-0124981

THIS INSTRUMENT PREPARED BY: **George V. Crawford, III** **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 $410,000.00. Richard Courtney **Affiant** Subscribed and sworn to before me, this 6th day of October, 2005. Notary Public My Commission Expires: My Commission Expires SEPT. 22, 2007

Address New Owner As Follows: Richard Courtney 4017 Vailwood Drive Nashville, TN 37215	Send Tax Bills To: NEW OWNER	Map-Parcel Number: 117-13-0-042.00 7DA 41910 (USD)

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, **JOHN PRYOR SMARTT AND WIFE, MURRAY TATE POLK SMARTT,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **RICHARD COURTNEY,** married, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Part Three Wallace Subdivision, of record in Book 1130, page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John Pryor Smartt and Murray Tate Polk, by deed dated January 30, 1998, from David Robert Wiemer, Jr., and wife, Nikol K. Wiemer, of record in Book 10776, page 754, Register's Office for Davidson County, Tennessee. The said parties having since married.

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

This conveyance is made subject to:

1. Matters shown on the Plan of record in Book 1130, page 82, Register's Office for said County.

2. Terms and conditions of fence letter of record in Book 9678, page 243, Register's Office for Davidson County, Tennessee.

3. Easement for water mains to Nashville Water Co., Inc., of record in Book 1037, page 572, Register's Office for Davidson County, Tennessee.

This is improved property known as 4017 Vailwood Drive, Nashville, TN 37215.

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, his heirs and assigns, forever; and we covenant with the said Grantee 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 Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 6th day of October, 2005.

John Pryor Smartt

Murray Tate Polk Smartt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN PRYOR SMARTT**, 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 6th 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, **MURRAY TATE POLK SMARTT**, 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 6th day of October, 2005.

Notary Public

My Commission Expires: 3/31/2007

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