WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/24/05 15:53 2 pgs
Fees:13.00 Taxes:481.00
20051024-0128391

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS
$130,000.00.

Daphne M. Davis
Affiant

Subscribed and sworn to before me this 24 day of October, 2005

Notary Public
My Commission expires: My Commission Expires JULY 21, 2007
(Affix Seal)

ALAN C. GUTHRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Ernest Smallman III	same	118-02-0-148.00
307 Lind Street		
McMinnville, TN 37110		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Clay N. Kelton, married**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Ernest Smallman, III**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 56 on the plan of Kirkwood Heights, the W.T. Berry Estate, Section 4, of record in Book 1130, page 18, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 56 fronts 90 feet on the southerly side of Horner Avenue and runs back between lines n a southerly direction 157 feet on the easterly line and 150 feet on the westerly line, as measured around a curve, to a dead line in the rear, on which it measures 74.7 feet.

Being the same property conveyed to Clay N. Kelton, married, by deed from Charlene Hill, unmarried, on September 22, 2005, of record in Instrument Number 20050926-0115118, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2006 in the estimated amount of $1,310.86 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 118-02-0-148.00.
- Subject to all matters as shown on the Plan of record in Book 1130, page 18, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 1140, page 45; and Book 4333, page 827, Register's Office for Davidson County, Tennessee.

This is improved property known as: **827 Horner Avenue, Nashville, TN 37204**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this October 24, 2005.

Clay Kelton

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Clay N. Kelton, married** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at Office this 24th day of October, 2005

My commission expires _____

_____
Notary Public

JASON C. GUTHRIE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 20[illegible]