WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/02/05 09:19 2 pgs
Fees:13.00 Taxes:555.00

20051102-0132305

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Abraham W. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF October 2005

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Title Escrow-Robertson County, 2784-A Highway 31W, White House, Tennessee 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Abraham W. Smith	Owner	MAP 120.09
(NAME)	(NAME)	
510 McDonald Drive		PARCEL 9.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217		
(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, Sandra Camille Reasonover and Rita Lee Wright and Debra Aline Parsley, heirs of Charles Lee Ross

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Abraham W. Smith, unmarried

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. 413 on the Plan of Glengarry Park Section 4, of record in Book 2900, page 72, Register's Office for Davidson County, Tennessee.

Said Lot No. 413 fronts 155.0 feet on the southeasterly margin of McDonald Drive and extends back between lines measuring 254.0 feet on the southwesterly side and 260.5 feet on the northeasterly side to a dead line in the rear on which it measures 140.0 feet.

Being the same property conveyed to Charles Lee Ross and wife, Bertha Camille Ross by deed from Hudson and Driver Construction Company, Inc. of record in Book 3163, Page 553, Register's Office for Davidson County, Tennessee. The said Bertha Camille Ross having predeceased Charles Lee Ross, now deceased, having died testate on May 30, 2004 leaving as his heirs Sandra Camille Reasonover, Rita Lee Wright and Debra Aline Parsley.

This is the same description as in previous deed of record.

This conveyance is subject to Notes, Setback Lines and Easements on plat of record in 2900, Page 72, Register's Office, Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 510 McDonald Drive, Nashville, TN 37217
(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 our hand s this 27th day of October 2005

Sandra Camille Reasonover

Debra Aline Parsley

Rita Lee Wright

Rita Lee Wright

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 Sandra Camille Reasonover and Rita Lee Wright and Debra Aline Parsley, heirs of Charles Lee Ross

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at White House, Tennessee, this 27th day of October, 2004.

Commission expires 11-26-2005

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

This conveyance is subject to right of way to railroad of record in Book 38, Page 33, said Register's Office and Sanitary Sewer/Storm Drainage Easement of record in Book 4168, Page 943, said Register's Office.

This property is not the principal residence of the Grantor and is not subject to marital rights herein.