| Name and Address of New Owner: | Send Tax Bills To: | Prepared by: |
|---|---|---|
| Walter Jumper Jr.<br>2888 Lyncrest Drive<br>Nashville TN 37214 | Same | Southeast Title<br>555 Marriott Dr., S-170<br>Nashville, TN 37214 |

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $123,000.00

Affiant

Subscribed and sworn to before me on 10/14/05.

Notary Public

My Commission Expires:_____

Map & Parcel No.
096.14-0-094.00

Davidson County DEEDWARR
Recvd: 11/08/05 13:27 2 pgs
Fees:13.00 Taxes:455.10
20051108-0135355

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

## WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Lyla R. Abernathy Smithson and husband, Alvin J. Smithson, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Walter Jumper Jr. and Cynthia Jumper, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 3 on the Map of Happy Acres, as of record in Book 2331, page 63, Register's Office for Davidson County, Tennessee, to which plan reference is here by made for a more complete and accurate description.
>
> Being the same property conveyed to Thomas E Abernathy and wife, Lyla R Abernathy by deed, dated 06/01/78, of record in Book 5294, page 33, Register's office for Davidson County, Tennessee.
>
> The said Thomas E Abernathy is deceased.
>
> The above legal description is identical to the legal description in the previous deed of record.
>
> This is improved property located at 2888 Lyncrest Drive, Nashville, TN 37214.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

**GRANTOR further covenants** and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

**WITNESS** my hand on 10/14/05.

Lyla R. Abernathy Smithson

~~Alvin R. Smithson~~ Alvin J. Smithson

A. H. S.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Lyla R. Abernathy Smithson and husband, Alvin R. Smithson, 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 ~~Brent~~ Nashville, Tennessee, this the 14th day of October, 2005.

Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES 05/30/2007

My Commission Expires: