Name and Address of New Owner:
Send Tax Bill to New Owner
Garland L. Smith 5150 Eaton's Creek Road
Nashville, TN 37218

This instrument prepared by:
Jimmy A. Duncan
Attorney at Law
4908 Charlotte Avenue
Nashville, TN 37209

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or
Value, whichever is greater
for this transfer is $40,000.00

Garland L. Smith
Affiant

Map/Parcel 067 00 0 040.00

Subscribed and sworn to before
me this the 12th day of
October, 2005.

Jimmy A. Duncan
Notary Public

JIMMY A. DUNCAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires:
9-22-2008

Davidson County DEEDWARR
Recvd: 11/10/05 10:58 2 pg
Fees:13.00 Taxes:148.00
20051110-0136346

WARRANTY DEED

FOR AND IN CONSIDERATION OF sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **Lula Ruth Biggs Saunders, unmarried**

hereinafter called the Grantor has bargained and sold, and by these presents do transfer and convey unto

Garland L. Smith, unmarried

all her right title and interest in a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, in the 13th formerly 25th Civil District of Davidson County, Tennessee, described according to a survey by Wm. Collier Parrish, Associated, Civil Engineers, dated October 7, 1965, as follows:

BEGINNING at point in the center line of Old Hydes Ferry Pike, 127 feet east of the southeast corner of the Old Grange Hal Church property; thence northwestwardly along the center line of a Branch or drainage ditch 95 feet more or less to a point in the southerly margin of the T.C. R. R. C., right of way; thence along said right of way; thence along said right of way North 62 degrees 06' East 165 feet to a point; thence

southeastwardly 138 feet to a point in the center of Old Hydes Ferry Pike; thence with the center line of said Pike, westwardly 160.0 feet to the point of beginning.

Being the same property conveyed to Lula Ruth Biggs Saunders by Final Decree of Divorce of record in Book 5837, Page 673, Register's Office for Davidson County, Tennessee.

This is improved property, known as: **5158 Old Hydes Ferry Pike, Nashville, TN 37218.**

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 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 12th day of October, 2005.

Lula Ruth Biggs Saunders

Lula Ruth Biggs Saunders

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State the within named, Lula Ruth Biggs Saunders, unmarried, the bargainor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 12th day of October, 2005.

Jimmy A. Duncan

Notary Public

JIMMY A. DUNCAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires:

9-22-2007