Davidson County DEEDWARR
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Fees:13.00 Taxes:135.42
20051114-0136636

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Luther Smith, Jr., et ux 136 Bluegrass Drive Hendersonville, TN 37075	Same as New Owner	P/O Map 33 Parcel 89

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JESSIE B. COBB, joined by her husband, FRED J. COBB, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto LUTHER SMITH, JR. and wife, GERAL SMITH, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in the Third Civil District of Davidson County, Tennessee, described according to a survey by Tommy E. Walker, Registered Land Surveyor, License No. 1465, dated July 21, 2003 as follows, to-wit:

BEGINNING at an iron pin at the northeast corner of the property conveyed to The House of Prayer (Map 33, Parcel 249, TAODCT); thence, South 82 deg. 09 min. 13 sec. East 315.72 feet to an iron pin; thence, South 08 deg. 30 min. 28 sec. West 137.41 feet to a post in the line of the property of Sara C. Gregory (Map 42, Parcel 31, TAODCT); thence with said fence line and the property of Gregory and continuing with the property conveyed to Shelton Properties, LLC (Map 33, Parcel 215, TAODCT) North 83 deg. 49 min. 45 sec. West 317.08 feet to an iron pin marking the southeasterly corner of property conveyed to The House of Prayer; thence with the easterly line of The House of Prayer property, North 08 deg. 56 min. 41 sec. East 146.70 feet to an iron pin marking the point of beginning and containing 1.031 acres, more or less.

BEING a part of the same property conveyed to Jessie B. Cobb, by Quitclaim Deed from Fred J. Cobb of record in Instrument No. 20041229-0153990, Register's Office for Davidson County, Tennessee.

The foregoing description was prepared from a survey by Tommy E. Walker, Registered Land Surveyor, License No. 1465, dated July 21, 2003.

This is unimproved property on Dickerson Pike, Nashville, TN 37207.

BY THEIR SIGNATURES HERETO, the GRANTEES understand and agree that the real property hereinabove described is landlocked and that any access to a road or highway shall not be granted through the remaining property of FRED J. COBB and wife, JESSIE B. COBB, their heirs or assigns, but will be acquired by the GRANTEES through other adjoining properties.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2005, which are a lien, but not yet due and payable, and which will be paid in full, without proration, by the GRANTORS, when due.

2. Subject to Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7885, page 733, said Register's Office.

3. Subject to any and all matters as they may appear on the unrecorded survey dated July 21, 2003, by Tommy E. Walker, Registered land Surveyor, License No. 1465.

4. The said property is landlocked.

And, we, the GRANTORS, 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

JESSIE B. COBB

FRED J. COBB

"GRANTEES"

LUTHER SMITH, JR.

GERAL SMITH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JESSIE B. COBB and husband, FRED J. COBB, and LUTHER SMITH, JR. and wife, GERAL SMITH, 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, at office, this the 9th day of November, 2005.

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $36,600.00.

Affiant

Sworn to and subscribed before me, this the 9th day of November, 2005.

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires Dec. 6, 2005