Davidson County DEEDWARR
Recvd: 11/23/05 10:13 2 pgs
Fees:13.00 Taxes:321.72

20051123-0141611

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $86,950.00

Affiant

Subscribed and sworn to before me, this 21st day of November, 2005.

Notary Public
My commission expires: 3/31/07

15-0510-150540

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Kari C. Smith and Jason H. Smith 1508 Sugarwood Drive Brentwood, TN 37027	Pinnacle Financial Corp/ d/b/a Tri Star Lending Group 2611 Technology Drive Orlando, FL 32804	53-12-122

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William Eugene Bradley, Jr., married**, hereinafter referred to as Grantor, hs bargained and sold, and does hereby transfer and convey to **Kari C. Smith and husband Jason H. Smith**, hereinafter called the Grantees, their successors 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. 8, Block 9, on the Plan of Dabbs & Elliott Subdivision No 1, of record in Book 547, Page 97, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William Eugene Bradley, Jr., unmarried by deed from Danny L. Beaird, unmarried, dated November 3, 1998, of record in Book 11206, Page 949, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor nor his spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2607 Elliot Drive, Old Hickory, TN 37138

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind myself, my heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

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WITNESS my hand this 21st day of November, 2005.

William Eugene Bradley, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William Eugene Bradley, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 21 day of November, 2005.

Notary Public
State of Tennessee at Large

My Commission expires 9-16-07

KEVIN STEINKE
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

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