03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $240,000.00

Affiant

Subscribed and sworn to before me, this 14th day of November, 2005.

Notary Public
My commission expires: 02/22/09

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 11/28/05 12:22 2 pgs
Fees:13.00 Taxes:888.00
20051128-0142792

03-0510-33184

Address of New Owner:	Send Tax Bills to:	Tax Information
Alan K. Williams 104 Bowling Avenue Nashville, TN 37205	New Owner	104-06-0-191.00

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, Steven H. Bard and Constance Claire Couch, Co-Executors of the Estate of Mrs. Carl O. (Lovie Mae) Smith, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Alan K. Williams, hereinafter called the Grantee, his 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. 13, on the Plan of Bransford Realty Company's West End Avenue Place, of record in Book 332, Page 15, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carl Otis Smith and wife, Lovie Mantle Smith by deed from Albert Stanton and wife, Mary Gordon Stanton, dated December 16, 1942, of record in Book 1257, Page 288, Register's Office for Davidson County, Tennessee. Carl Otis Smith and Lovie Mantlo Smith having since died, Carl Otis Smith having predeceased Lovie Mantlo Smith. By Order in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 05P-426, Co-Executors of the Last Will and Testament of Mrs. Carl O. (Lovie Mae) Smith, Steven H. Bard and Constance Claire Couch were directed to sell subject property. Mrs. Carl O. (Lovie Mae) Smith and Lovie Mantlo Smith being one and the same person.

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 109 32nd Avenue South, Nashville, TN 37212

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 my hand this 14th day of November, 2005.

Co-Executor of the Estate of Mrs. Carl O. (Lovie Mae) Smith, deceased

Steven H. Bard
Co-Executor of the Estate of Mrs.
Carl O. (Lovie Mae) Smith, deceased

Constance Claire Couch, Co-Executor of the Estate of Mrs. Carl O. (Lovie Mae) Smith, deceased

Constance Claire Couch
Co-Executor of the Estate of Mrs.
Carl O. (Lovie Mae) Smith, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Steven H. Bard and Constance Claire Couch, Co-Executors of the Estate of Mrs. Carl O. (Lovie Mae) Smith, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained, and in the capacity thereof.

Witness my hand in Nashville, TN, this 14th day of November, 2005.

State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires:

2/22/09