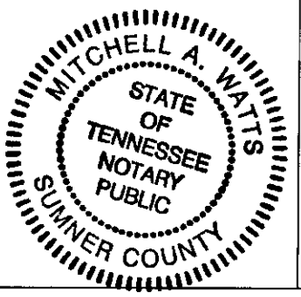
Davidson County DEEDWARR
Recvd: 12/13/05 11:19 3 pgs
Fees:18.00 Taxes:284.90

20051213-0149551



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of December, 2005.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Keven L. Smith	Bank of America	022-00-0
3239 Union Hill Road	6700 Lakeview Center Drive	GROUP
Joelton, Tennessee 37080	Tampa, Florida 33619	PARCEL 042.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********** Seventy Seven Thousand Dollars and Zero Cents ($77,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Norma H. Watson, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Keven L. Smith and wife, Nicole Smith, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

This conveyance is expressly made subject to reservations, restrictions, covenants, conditions and easements contained in former instruments of record pertaining thereon and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record

This is:

unimproved ☐

improved ☒ property known as 3239 Union Hill Road, Joelton, Tennessee 37217

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 my hand this 9th day of December, 2005.

Norma H. Watson

Norma H. Watson

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Norma Watson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee,this 9th day of December, 2005.

Commission expires: September 30, 2005

Mitchell A. Watts Notary Public

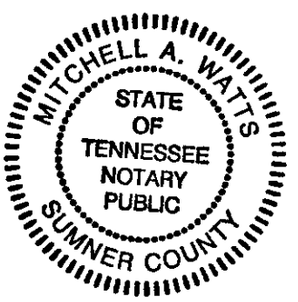


EXHIBIT "A"

LEGAL DESCRIPTION

A small tract of land in the 14th, formerly 24th, Civil District of Davidson County, Tennessee about 13 miles north of Nashville on Union Hill Road, formerly Loggins Spring Road, and described as follows:

BEGINNING at a point in the center line of Union Hill Road, the northeast corner of the property owned by Guy E. Bates and wife, after this conveyance, in the south line of the property of Sudie Teasley; thence with Teasley's line, South 79 1/2 degrees east 337 feet to an iron pin in J. E. Barnes' line; thence with Barnes' line, South 2 3/4 degrees West 297 feet to an iron pin in the line of the land of Bessie Maddox; thence with Maddox's line, South 86 3/4 degrees West 447.6 feet to a point in the center line of Union Hill Road; thence with the center line of same, north 7 1/4 degrees east 172.65 feet to an iron pin; thence north 23 1/2 degrees east 86.85 feet to an iron pin; thence north 32 degrees east 101.44 feet to the beginning, containing 3.12 acres, more or less.

INCLUDED in the description above BUT EXCLUDED from the conveyance herein, is the property conveyed to Albert L. Lanier and wife, Goldie G. Lanier, by deed from W. F. Bugg and wife, of record in Book 3813, page 261, said Register's Office and described as follows:
Being a certain tract or parcel of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by Glen T. Jones, on August 29, 1964, as follows: Beginning at a spike in the center of Union Hill Road, at the corner of the tract conveyed to Albert L. Lanier by deed of record in Book 3035, page 32, Register's Office for said County; thence South 78 degrees 45' east 344 feet to an iron pin and poplar tree; thence with Clive Anderson's westerly line south 2 degrees 45' west 130 feet to an iron pin; thence north 73 degrees 30' west 403.5 feet to a spike in the center of Union Hill Road; thence with the center of said Union Hill Road, North 23 degrees 30' east 98.6 feet to the point of beginning.

And likewise INCLUDED in description above BUT EXCLUDED from the conveyance herein, is the property conveyed to The State of Tennessee, by W. F. Bugg and wife, as of record in Book 4511, page 248, Register's Office for said County, described as follows:

Beginning at a point in the east margin of Union Hill Road, said point being Albert L. Lanier's southwest corner; thence with Lanier's south boundary line eastwardly 390 feet, more or less, to a point in Mike Gary's west boundary; thence South 4 degrees 15' west 12 feet, more or less, to a point which is 180 feet south of Centerline Station 184 + 33 of Proposed I-24; thence North 73 degrees 01' 50" West 290 feet; thence South 26 degrees 08' 48" West 205 feet, more or less, to a point in Walker H. Maddox's north boundary line; thence with said Maddox's line westwardly 75 feet, more or less, to the east margin of Union Hill Road; thence with said margin, northwardly 225 feet, more or less, to the point of beginning, and containing 0.94 acre.

Being the same property conveyed to S.T. Watson and wife, Norma Watson by deed dated April 5, 1977, from James S. Lain, unmarried, of record in Book 5131, page 336, Register's Office for Davidson County, Tennessee; the said S. T. Watson, having since died.