Davidson County DEEDWARR
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Fees:13.00 Taxes:592.00

20060103-0000724

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027

FROM: Glen Ray Smith, Grantors
TO: Brian K. Merritt and Rebecca Merritt, Grantees

WARRANTY DEED

Address New Owner: Numbers	Send Tax Bills to:	Map/Parcel
Brian and Rebecca Merritt 3009 Runabout Drive Nashville, TN 37217	Same as Owner	136-14-95.00

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $160,000.00.

Affiant

Subscribed and sworn to before me this the 30th day of December, 2005.

My commission expires: June 19, 2007

NOTARY PUBLIC

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, I, Glen Ray Smith, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto Brian K. Merritt and Rebecca Merritt, husband and wife, hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 91 on the Plan of Harbour Town Village, Section 1, as of record in Book 4675, Pages 3 and 4, Davidson County Register of Deeds office.

Said Lot No. 91 fronts 108.22 feet on the easterly margin of Runabout Drive and runs back 129.19 feet on the northerly lot line and 140.0 feet on the southerly lot line to a line in the rear which measures 67.10 feet thereon.

Being the same property conveyed to Glen Ray Smith by deed, recorded 12/10/1997 in Book 10716, page 105, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and right-of-way for public utilities.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: **3009 Runabout Drive, Nashville, TN 37217.**

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 13th day of December, 2005.

"GRANTORS"

Glen Ray Smith

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Glen Ray Smith, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee this 13th day of December, 2005.

My commission Expires: June 19, 2007

Notary Public

{Seal}

