Realty Title & Escrow Company, Inc.
808 North Mt. Juliet Road
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 01/25/06 10:29 2 pgs
Fees:12.00 Taxes:0.00
20060125-0009414

NEW OWNER:

B. ELLIOTT SMITH
4841 CATSKILLS DRIVE
OLD HICKORY, TN 37138

SEND TAX BILLS TO:

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

FILE NO: 06-0052

Map 52K
Group A
Parcel 1.01

The actual consideration or value, whichever is greater, for this transfer is $140,000.00.

Affiant

JEAN K PETERSON NOTARY PUBLIC SUMNER COUNTY TN LARGE

Sworn to and subscribed to before me this 17th day of January, 2006.

My Commission Expires Jan 15, 2008

Notary Public

My Commission expires: 01/15/08

BK/PG:1159/1740-1741
06287109

2 PGS : AL - DEED	
JEWEL BATCH: 77740	
01/20/2006 - 08:39 AM	
VALUE	140000.00
MORTGAGE TAX	0.00
TRANSFER TAX	518.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	531.00

STATE of TENNESSEE, WILSON COUNTY
JOHN B SPICKARD
REGISTER OF DEEDS

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Forty Thousand and 00/100 Dollars ($140,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **GARY S. BRADSHAW and wife, PATRICIA C. BRADSHAW** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **B. ELLIOTT SMITH and wife, JOYCE L. SMITH, tenants by the entireties**, ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in the **Davidson County, and in the 1st** Civil District of **Wilson** County, Tennessee, bound and described as follows, to-wit:

Land situate and lying in Wilson and Davidson Counties, Tennessee, and being Lot No. 418 on the plan of Sherwood Forest, Section IV, as of record in Book 4460, page 182 and 183, Register's Office for Davidson County, Tennessee, and being Lot No. 418, Addition to Sections II & III on the Plan of Sheloh Park, as of record in Plat Book 10, page 11, Register's Office for Wilson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed unto Gary S. Bradshaw and wife, Patricia C. Bradshaw, by Quitclaim Deed from Bluff Haven Realty, LLC, dated December 9, 2005, and filed as Instrument No. 20051219-0151462, with further reference made to Instrument No. 20050128-0010416 and Book 10611, page 633, in the Register's Office for Davidson County, Tennessee; AND being the same property conveyed unto Gary S. Bradshaw and wife, Patricia C. Bradshaw, by Quitclaim Deed from Bluff Haven Realty, LLC, dated December 9, 2005, and of record in Book 1155,

page 1732, with further reference made to Book 1095, page 465, and Deed Book 453, Page 50, Register's Office for Wilson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 10, Page 11, (Wilson County), and Book 4460, page 182 and 183, (Davidson County) and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 13th day of January, 2006.

Gary S Bradshaw
GARY S. BRADSHAW

Patricia C Bradshaw
PATRICIA C. BRADSHAW

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **GARY S. BRADSHAW and wife, PATRICIA C. BRADSHAW**, 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 and official seal at office this 13th day of January, 2006.

DANIEL B. FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC

My commission expires: 7-27-09