Record & Return to:

SMITH • SHOLAR • ASSOCIATES • PLLC •
846 Conference Drive, Suite 4
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00.

Affiant

Davidson County DEEDWARR
Recvd: 02/06/06 10:41 3 pgs
Fees:18.00 Taxes:440.30
20060206-0014379

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 2006.

Notary Public
MY COMMISSION EXPIRES 3/25/06
File No. G5-6296D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Marvin E. Smythia and Betty J. Smythia, husband and wife	AmSouth Bank	6-57 & 6-58
(NAME)	(NAME)	
2420 Baker Road	2050 Parkway Office Circle	
(STREET ADDRESS	(STREET ADDRESS)	
Goodlettsville, Tennessee 37072	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Janelle L. Noble, a single woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marvin E. Smythia and Betty J. Smythia, husband and wife** 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" INCORPORATED BY REFERENCE HERIEN

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2005 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 2420 Baker Road, Goodlettsville, TN 37072.

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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. Whenever 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/our hand(s) this 31st day of January, 2006.

Janelle L. Noble

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Janelle L. Noble, a single woman, the bargainor(s), with whom Iampersonally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of January, 2006.

My Commission Expires: 3/25/06

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____(title) for _____(corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____(title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of January, 2006.

My Commission Expires:_____

Notary Public

TATE OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, attorney-in-fact for _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of January, 2006.

My Commission Expires:_____

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O.BOX 663
GALLATIN, TN 37066

EXHIBIT "A"

A TRACT OF LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, ON BAKER STATION ROAD, BEING TRACTS 8 AND 9 OF THE UNRECORDED SUBDIVISION OF THE ZACK MEYERS LAND, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE L&N RAILROAD RIGHT OF WAY; SAID PINT BEING NORTH 18 DEGREES WEST 200 FEET, MORE OR LESS, FROM THE NORTHEAST CORNER OF THE LAND CONVEYED TO JAMES C. KING, ET UX, BY DEED FROM ZACK O. MEYERS, ET UX, AS OF RECORD IN BOOK 3840, PAGE 130, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH SAID L&N RAILROAD RIGHT OF WAY NORTH 18 DEGREES WEST 200 FEET, MORE OR LESS, TO A POINT, A CORNER TO TRACT NO. 10 OF THESE LANDS; THENCE WITH THE LINE OF TRACT NO. 10 SOUTH 78 DEGREES 30 MINUTES WEST 863 FEET, MORE OR LESS, TO A POINT ON HILL; THENCE SOUTH 29 DEGREES EAST 227 FEET, MORE OR LESS, TO A POINT AND CORNER OF TRACT NO. 7, THENCE NORTH 78 DEGREES 30 MINUTES EAST, 820 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

Being the same property conveyed to Janelle L. Noble , by Deed from Michael W. Noble, dated February 23, 2005, of Record as Instrument No. 200502280021809, Register's Office for Davidson County, Tennessee.