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# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/10/06 13:11 3 pgs
Fees:18.00 Taxes:281.76

20060210-0016640

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 76,150.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
3rd DAY OF February 2006

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

MY COMMISSION EXPIRES: 9/22/07
AFFIX SEAL

**THIS INSTRUMENT WAS PREPARED BY**
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 100, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Nancy Lechiara (NAME) | Vanderbilt Mortgage and Finance, (NAME) | MAP 037-00 |
| 4887 Little Marrowbone Road (ADDRESS) | 500 Alcoa Trail (ADDRESS) | PARCEL 045.00 |
| Ashland City, TN 37015 (CITY) (STATE) (ZIP) | Maryville, TN 37804 (CITY) (STATE) (ZIP) | |

FOR AND 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 HEREBY ACKNOWLEDGED, WE, Michael Davis Smith and wife, Shelia Lee Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nancy Lechiara and husband, Stephen Lechiara

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:

LAND in Davidson County, Tennessee, being two tracts of land in the 14th Civil District, described as follows:

Tract No. 1:
Beginning in the center of Little Marrowbone Road at the Northwest corner of Chas. L. Hutton's property; running thence with said center line, North 71° East 68 feet to a point opposite the center line of Higdon Road; thence North 68° East 45 feet to a spike; thence South 17° East 424 feet to the center line of Little Marrowbone Creek; thence with the center line, South 64° West 112 feet; thence with Hutton's line North 17° West 428 feet to the beginning, containing 1.05 acres, more or less.

Tract No. 2:
Beginning in the center line of Little Marrowbone Road at the Northeast corner of the property conveyed to Eara Lea Carney Ingram by deed of record in Book 4162 Page 962; thence running in a Northeasterly direction with the center line of said Little Marrowbone Road 204 feet, more or less to a point; thence leaving said Little Marrowbone Road and running Southeastwardly along the line with Wm. F. Trail a distance of 365 feet more or less to the center line of Little Marrowbone Creek; thence in a Southwesterly direction along the

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 4887 Little Marrowbone Road, Ashland City, TN 37015
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hand s this 3rd day of February, 2006

Michael Davis Smith

Michael Davis Smith

Shelia Lee Smith

Shelia Lee Smith

LEGAL DESCRIPTION CONTINUATION

centerline of said Little Marrowbone Creek, 204 feet more or less to a point, said point being the Southeast corner of Ingram; thence in a Northwesterly direction along the common line with Ingram 428 feet to the beginning.

Being the same property conveyed to Michael Davis Smith and wife, Sheila Lee Smith (a/k/a Shelia Lee Smith) by Warranty Deed dated December 11, 2002, from Edgar Merritt and wife, Lathea Jane Merritt, of record by Instrument No. 20021213-0153809 in the Register's Office for Davidson County, Tennessee.

Also conveyed herewith is the 1996 Mobile Home, Make-Mid America, Serial #000000000MAKY2117, 16 x 80.

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 Michael Davis Smith and wife, Shelia Lee Smith

the bargainor S, 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 Goodlettsville, Tennessee, this 3rd day of February, 2006.

Commission expires 9/22/07

Notary Public

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public