Return to: TN Title & Escrow
1808 Rory Cove
Lavergne, TN 37086

ADDRESS NEW OWNER and
SEND TAX BILLS:
CASEY SMITH
(Same)
215 Oak Grove Dr.
Nashville, TN 37217

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
107 - 5 - B - 215

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of SIXTY THREE THOUSAND FIVE HUNDRED DOLLARS ($63,500.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, ZINA LYNN GRANT and MALINDA LUE GRANT, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to CASEY SMITH, hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Unit No. 215 on the Plan of addition to Five Oaks Planned Unit Development, as of record in Plat Book 5200, Page 456, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Zina Lynn Grant and Malinda Lue Grant by deed dated December 16, 1996 and recorded December 23, 1996 of record in Book 10298, Page 674, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 215 Oak Grove Drive, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, his heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Davidson County DEEDWARR
Recvd: 02/27/06 15:23 2 pgs
Fees:13.00 Taxes:234.95
20060227-0022527

Executed on this 23 day of February, 2006.

ZINA LYNN GRANT

MALINDA LUE GRANT

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, ZINA LYNN GRANT, the within named 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 at office this 23 day of February, 2006.

NOTARY PUBLIC

My Commission Expires

10/24/09

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, MALINDA LUE GRANT, the within named 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 at office this 23 day of February, 2006.

NOTARY PUBLIC

My Commission Expires

10/24/09

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $63,500.00.

AFFIANT

Subscribed to and sworn before me, this the 24th day of February, 2006.

NOTARY PUBLIC

TINA NICHOLS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

My Commission Expires:

6/28/08

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989