Davidson County DEEDWARR
Recvd: 03/08/06 14:49 2 pgs
Fees:13.00 Taxes:703.00

20060308-0027238

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

G-FH-06-140

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF March, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tony L. Smith	Wells Fargo Bank, N.A.	
140 Miami Avenue (ADDRESS)	(NAME) P.O. Box 5708	52-9-164.00
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(ADDRESS) Springfield, OH 45501-5708 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CYNTHIA O'KEEFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TONY L. SMITH, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 41 ON THE MAP SHOWING J.H. GOTHARD'S SUBDIVISION OF 9.08 ACRES, IN PENNINGTON'S BEND, AS OF RECORD IN BOOK 547, PAGE 79, IN THE SAID REGISTER'S OFFICE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN A 20-FOOT ROADWAY CALLED MIAMI AVENUE 200 FEET EAST OF THE SOUTHEAST CORNER OF LOT NO. 40 ON SAID PLAN; THENCE NORTH 60 3/4 DEGREES EAST 105 FEET TO A POINT 50 FEET WEST OF THE U.S. GOVERNMENT PROPERTY LINE; THENCE NORTH 12 3/4 DEGREES WEST AND PARALLEL WITH SAID GOVERNMENT PROPERTY LINE 180 FEET, MORE OR LESS TO THE LOW WATER MARK OF THE CUMBERLAND RIVER; THENCE DOWN SAID RIVER AT LOW WATER MARK WITH THE MEANDERINGS THEREOF 160 FEET, MORE OR LESS, TO A POINT 225 FEET EAST OF THE NORTHEAST CORNER OF SAID LOT NO. 40; THENCE SOUTHERLY 170 FEET, MORE OR LESS, TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO CYNTHIA O'KEEFE BY QUITCLAIM DEED FROM THOMAS H. WARE, ADMINISTRATOR OF THE ESTATE OF MARIE P. RITCHIE, RECORDED ON THE 4TH DAY OF SEPTEMBER, 2003 IN INSTRUMENT NO. 20030904-0128012, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. BY QUITCLAIM DEED RECORDED DECEMBER 31, 1991 IN BOOK 8518, PAGE 486, A LIFE ESTATE WAS CREATED FOR DEAN L. RITCHIE. The said Dean L. Ritchie has since deceased.

This conveyance is subject to a) 2006 property taxes, which have been assumed by the grantee(s) herein; b) any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 140 Miami Avenue AKA 2691 Miami Avenue, Nashville, Tennessee 37214
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 3rd day of March, 2006.

Cynthia M. O'Keefe

Cynthia O'Keefe

STATE OF Tennessee
COUNTY OF Davidson

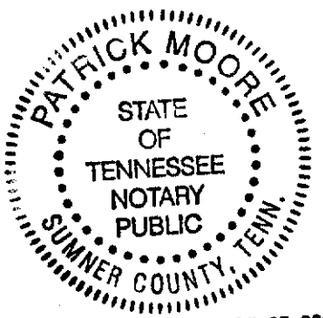
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cynthia O'Keefe, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of March, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires APRIL 25, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903