THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/09/06 11:34 2 pgs
Fees:13.00 Taxes:12.95

20060309-0027573

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $3,500.00.

T. C. Jones
Affiant

Sworn to and subscribed before me this 8th day of March, 2006.

Kimberly Jackson
NOTARY PUBLIC

My Commission Expires: 1-24-2009

KIMBERLY JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Melvin J. Smith and		
Joseph Herbert	Same	Map 81-6
1634 Clarksville Hwy		Parcel 190
Nashville, Tn. 37218		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **T. C. Jones, married**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Melvin J. Smith and Joseph Herbert**, hereinafter called "Grantee", their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being the northerly 52.6 feet of Lot No. 24 on the Plan of J. Matt William's Subdivision of Lot No. 8 of the Harding Bosley Tract, as of record in Book 332, page 54, Register's Office for Davidson County, Tennessee
>
> Said part of Lot No. 24 fronts 52.6 feet on the westerly side of 26th Avenue, North, formerly Beck Spring Road, and extends back from the center of said Avenue, 550 ½ feet to a dead line.
>
> Being the same property conveyed to T. C. Jones by deed from Ray D. Osborne and wife, Georgia O. Osborne, of record in Instrument No. 20004200039637, Register's Office for Davidson County, Tennessee.
>
> The above-described property is not the place of usual residence of the grantor, T. C. Jones.
>
> This is property known as 2115 26th Ave., North, Nashville, TN 37208.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and Grantor does covenant with the said Grantee that I am 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 Grantor does further covenant and bind myself, my heirs, assigns and

representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 hand this 8th day of March, 2006.

T. C. Jones

T. C. Jones

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, **T. C. Jones**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 8th day of March, 2006.

Kimberly Jackson

NOTARY PUBLIC

KIMBERLY JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-24-2009