This Instrument Prepared By: MOSELEY & MOSELEY, Attorneys at Law, P.C.
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Davidson County DEEDWARR
Recvd: 04/10/06 16:00 3 pgs
Fees:18.00 Taxes:394.67
20060410-0041282

TO BE RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DAVIDSON, COUNTY, TENNESSEE.

WARRANTY DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Douglas R. Smith 1407 Winthorne Drive Nashville, Tennessee 37217	Same	Map 120-9 Parcel 105

FOR AND IN CONSIDERATION of the sum of $53,333.33 paid to each of us for a total payment of One Hundred Six Thousand Six Hundred Sixty-Six & 66/100 ($106,666.66) Dollars, in hand paid, the receipt of which is hereby acknowledged, we, **Clell Lee Smith and Delores Ann Smith,** (hereinafter "Grantors") have granted, bargained, sold, transferred, and conveyed, and do hereby grant, bargain, sell, transfer, and convey unto **Douglas R. Smith** (hereinafter "Grantee"), his personal representative, heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, State of Tennessee, being .Lot No. 5A69 and the Southerly one-half of Lot No. 5A70 on the Plan of Glengarry Park, Section Five-A, as of record in Book 3300, Page 58, Register's Office for said County, to which plan reference is here made for description of Lot 5A69, and said part of Lot 5A70 is described as follows:

BEGINNING at a point in the westerly or southwesterly margin of Finley Drive, common corner of Lots 5A69 and 5A70; thence with the line between said two lots in a generally northwesterly direction 219.1 feet to a point in the rear line of Lots 5A69 and 5A70, being the common rear corner of said two lots; thence north 37° 36' east 36.7 feet to a concrete monument; thence north 39° 52' east 9.3 feet to a point; thence south 52° 44' east 218.5 feet to a point in the westerly or southwesterly margin of Finley Drive; thence with said margin south 37° 16' west 46.0 feet to the point of beginning.

Being the same property conveyed to Geraldine Smith by deed from Geraldine Smith, Trustee, of record as instrument number 199912290308581 in the Register's Office for Davidson County, Tennessee. The said Geraldine Smith having died on January 25, 2005, her will is being probated under docket number 05P559 in the Probate Division of the Seventh Circuit Court of Davidson County, Tennessee. The grantors (Clell Lee Smith and Delores Ann Smith) and Douglas R. Smith (hereinater

collectively referred to as "beneficiaries") are the sole residual beneficiaries of the said Geraldine Smith. The real estate herein above described passes to the said beneficiaries pursuant to the will of Geraldine Smith.

This property description is the same description as the previous deed of record.

This is improved property, known as 1407 Winthorne Drive, Nashville, Tennessee 37217 .

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

Grantors, for themselves, their personal representatives, heirs, successors, and assigns do hereby covenant with the Grantee, his personal representative, heirs, and assigns, that Grantors are lawfully seized in fee simple of a one-third interest each in the said tract or parcel of land herein conveyed; that Grantors have full power, authority, and right to convey the same; that Grantors will forever warrant and defend the title thereto to the said Grantee, his personal representative, heirs, and assigns, against the lawful claims of all persons whomsoever; and that such tract or parcel of land is free from all encumbrances.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT WAS ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

WITNESS our hands this 22nd day of December, 2005.

Clell Lee Smith

Clell Lee Smith

Delores Ann Smith

Delores Ann Smith

STATE OF FLORIDA]
]
COUNTY OF Walton]

KRISTEN NOTARY PUBLIC STATE OF FLORIDA EXPIRES FLORIDA NOVEMBER 11, 2008 # DD371195

Personally appeared before me, the undersigned, a notary public in and for the State and County aforesaid, the within named **Delores Ann Smith,** with whom I am personally acquainted (or proven to be such on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained as her free act and deed. Witness my hand and official seal on this the 22nd day of December, 2005.

Notary Public

My Commission Expires: 11/11/2008

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a notary public in and for the State and County aforesaid, the within named **Clell Lee Smith,** with whom I am personally acquainted (or proven to be such on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained as his free act and deed. Witness my hand and official seal on this the 31st day of January, 2006.

JOE H. MOSELEY, SR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 1-27-08

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for recording tax purposes is $106,666.66.

Affiant

Sworn to and subscribed before me this the 20th day of ~~January~~ February, 2006.

NOTARY PUBLIC

ANNETTE PITTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My commission expires: 12-02-2007