Davidson County DEEDWARR
Recvd: 04/12/06 10:06 2 pgs
Fees:13.00 Taxes:391.77
20060412-0042012

THIS INSTRUMENT PREPARED BY:
ERIC E. ROGERS
Attorney at Law
709 Taylor Street
P.O. Box 280240
Nashville, Tennessee 37228

After Recording Return To:
Heritage Title Services, LLC.
8115 Isabella Ln., Suite 5
Brentwood, TN 37027

FROM: Kathy A. Jones, Executrix
The Estate of Ella M. Smith
3128 Richmond Hill Road
Nashville, Tennessee 37207

(Collectively "GRANTOR")

TO: Anthony Lee Hayes

("GRANTEE")

PROPERTY ADDRESS:

3127 Wilmoth Road NE
Nashville, Tennessee 37207

SEND TAX BILLS TO:

Anthony Lee Hayes
3127 Wilmoth Road NE
Nashville, TN 37207

MAP/PARCEL:

05014021700

EXECUTRIX'S WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Five Thousand Eight Hundred Eighty Three and No/100's Dollars ($105,883.00) cash in hand paid, Kathy A. Jones, Executrix of the Estate of Ella M. Smith, has bargained and sold, and by these presents does transfer and convey unto Anthony Lee Hayes, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

SITUATED in the State of Tennessee, County of Davidson, and being Further described as:

LAND in Davidson County, Tennessee, being Lot No. 372 on the Plan of Section II, Parkwood Estates, as of record in Book 3300, Page 5, Register's Office for said County.

SAID Lot fronts 80 feet on the south side of Wilmoth Road and runs back 124.8 feet on the west line and 127.1 feet on the east line to a dead line in the rear on which it measures 80 feet.

BEING the same property conveyed to Cyril N. Smith (deceased) and wife, Ella M. Smith (deceased), by deed dated December 28, 1982, recorded January 6, 1983, in Book 5989 Page 701 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3127 Wilmoth Road NE, Nashville, Tennessee.

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

And it does covenant with the said Anthony Lee Hayes, that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except:

1. Real property taxes for the year 2006 have been assumed by the Grantee.
2. Matters shown on the Plan of record in Book 3300, page(s) 5, said Register's Office.
3. Easement of record in Book 3249, page 345, said Register's Office.

4. Restrictive Covenants contained in instrument of record in Book 3249, page 345, as amended in Book 3309, page 615, said Register's Office.

GRANTOR covenants with GRANTEE that it has done nothing to impair the title as received by GRANTOR during the time of the administration of the estate, and it will warrant and defend the title against the lawful claims of all persons claiming by or through her in her representative capacity, but not further or otherwise.

WITNESS my hand this 27th day of March, 2006.

The Estate of Ella M. Smith

By: Kathy A. Jones, Executrix
Kathy A. Jones, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said State and County aforesaid, personally appeared Kathy A. Jones, Executrix of The Estate of Ella M. Smith, the bargainor, with whom I am personally acquainted, or who 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 and official seal at office, this the 27th day of March, 2006.

Eric E. Rogers
Notary Public

ERIC E. ROGERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11/25/2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $105,883.00.

Kathy A. Jones
AFFIANT

Subscribed and sworn to before me this 27th day of March, 2006.

Eric E. Rogers
NOTARY PUBLIC

ERIC E. ROGERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11/25/2006