Davidson County DEEDWARR
Recvd: 05/03/06 07:51 2 pgs
Fees:13.00 Taxes:334.48

20060503-0050769

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,400.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF April, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RACHEL WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 31, 2007

B-KMG-06-105

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Byran Smith	Byran Smith	
105 Orchard Drive	(NAME) 105 Orchard Drive	44-11 88.00
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(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 WALTER H. CARTER, TRUSTEE OF THE 105 ORCHARD DRIVE TRUST, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BYRAN SMITH, UNMARRIED, 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:

BEING LOT NO. 187, SECTION A, VILLAGE OF OLD HICKORY, AS SHOWN ON PLAT OF RECORD IN BOOK 1424, PAGE 68, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO WALTER H. CARTER, TRUSTEE OF THE 105 ORCHARD DRIVE TRUST BY DEED IN LIEU OF FORECLOSURE FROM PAT O. MOORE AND JENNIFER L. MOORE, HUSBAND AND WIFE, RECORDED ON THE 5TH DAY OF JANUARY, 2006 IN INSTRUMENT NO. 20060105-0001633, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, BEING THE SAME PROPERTY CONVEYED TO PAT O. MOORE AND JENNIFER L. MOORE, HUSBAND AND WIFE, BY WARRANTY DEED FROM WALTER H. CARTER, TRUSTEE OF THE 105 ORCHARD DRIVE TRUST RECORDED JULY 10, 2002 IN INSTRUMENT NUMBER 20020710-0082838, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING THE SAME PROPERTY CONVEYED TO WALTER H. CARTER, TRUSTEE OF THE 105 ORCHARD DRIVE TRUST BY WARRANTY DEED FROM PATSY A. HOLLAND, UNMARRIED RECORDED MARCH 11, 1999 IN BOOK 11379, PAGE 590, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 105 Orchard Drive, Old Hickory, Tennessee 37138
(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 28th day of April, 2006.

Trustee of the 105 Orchard Drive Trust

Walter H. Carter, Trustee of the
105 Orchard Drive Trust

STATE OF Tennessee
COUNTY OF Davidson

On this the 28th day of April, 2006, before me personally appeared Walter H. Carter, Trustee of the 105 Orchard Drive Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 28th day of April, 2006.

Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903