WARRANTY DEED

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $680,000.00

Deborah D Stout
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1ST DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: February 10, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Westside Title, Inc., 531 Rivergate Parkway, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT W. STOUT	PrimeTrust Bank	Map 103-14/Parcel 62.00
(NAME)	(NAME)	
212 HILLWOOD BLVD.	P.O. Box 210618	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37205	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DEBORAH D. SMITH and husband, JAMES OTTO SMITH**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT W. STOUT and wife, DEBORAH I. STOUT**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 12 and the easterly 80 feet of Lot No. 13 on the Plan of Section "A", Hillwood Estates, as of record in Plat Book 1835, page 59, Register's Office for said County, as follows:

Beginning in the northerly margin of Hillwood Drive at the corner of Lot Nos. 11 and 12; thence with the line between said two lots, northwardly 251.9 feet; thence westwardly 180 feet; thence southwardly 258 feet, more or less, to the northerly margin of said Hillwood Drive; thence with same, eastwardly 180.1 feet to the beginning.

Being the same property conveyed to Deborah D. Smith and husband, James Otto Smith by deed of record in Book 10712, page 283, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the aforedescribed tract of land.

unimproved ☐

This is improved ☒ property, known as 212 HILLWOOD BLVD., NASHVILLE, TN 37205
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 1st day of May, 2006.

Deborah D. Smith
DEBORAH D. SMITH

James Otto Smith
JAMES OTTO SMITH

Davidson County DEEDWARR
Recvd: 05/04/06 09:10 2 pgs
Fees:13.00 Taxes:2516.00

20060504-0051737

STATE OF TENNESSEE

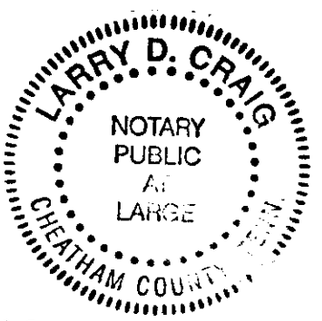
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBORAH D. SMITH and husband, JAMES OTTO SMITH, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of May, 2006.

Commission expires: February 10, 2008

Larry D. Craig Notary Public



My Commission Expires FEB. 10, 2008