WARRANTY DEED

Box 28-B

The actual consideration or value for this transfer is $ 176,000.00

James Stephen Webb
AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 17 day of MAY, 2006.

NOTARY PUBLIC AT LARGE
NOTARY PUBLIC
My Commission Expires: 3-22-2008

LEROY U... NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires MAR. 22, 2008

Davidson County DEEDWARR
Recvd: 05/22/06 10:08 2 pgs
Fees:13.00 Taxes:647.50

20060522-0059602

This space for Register of Deeds

This instrument prepared by: Johnny Ellis, Esq, 306 Gay St., #200, Nashville, TN 37201, 615.256.5003 file#06040004

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
James Stephen Webb 1408 Overton Street Old Hickory, TN 37138	NEW OWNER 2101 LAKESHORE DR. OLD HICKORY, TN 37138	43-03 / 262.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by James Stephen Webb and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **RICHARD A. SMITH**, and wife, **JESSIE L. SMITH**, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

JAMES STEPHEN WEBB, un-married the GRANTOR herein, his heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 171 of Section "B" on the Plan of E.I. duPont de Nemours and Company's Subdivision, as of record in Book 1424, page 67, Register's Office for said County, described as follows:

BEGINNING on the westerly margin of Overton Street at the corner of Lots Nos. 170 and 171; thence with the line between said lots westwardly 87.3 feet to the easterly line of Lot No. 176; thence with the line between Lots Nos. 171 and 176, southwardly 74 feet to the northerly margin of Fifteenth Street; thence with the northerly margin of said Street eastwardly 77.2 feet to the beginning of a curve; thence around said curve with a radius of 10 feet to the westerly margin of Overton Street; thence with the westerly margin of said Street, northwardly 64 feet to the beginning.

Being the same property conveyed to Richard A. Smith and wife, Jessie L. Smith by Warranty Deed dated August 16, 1984 from Marie C. Markus, a widow, of record in Book 6361, page 698, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

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, his heirs and assigns, forever. We do covenant with the said GRANTEE 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. 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, his heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The herein described property is subject to the following:
2006 Property taxes are to be prorated and assumed by the GRANTEES.
Easements for rights-of-way for telephone lines granted Cumberland Telephone & Telegraph Company be deed from Nashville Industrial Corporation, of record in Book 662, page 743, Public and private easements and water, sewer, electric and telephone lines and cables, as shown on Plan in Book 1424, page 67, and referred to in the "notes" on said Plan and all of which are mentioned and referred to in deed from E.I. duPont de Nemouirs and Company to Raymond H. Postell and wfie, of record in Book 1968, page 214, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1410 Overton Street, Old Hickory, TN. 37138.

Witness our hands this 5/17 day of May, 2006.

Richard A. Smith
Richard A.Smith

Jessie L. Smith
Jessie L. Smith

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named Richard A. Smith and Jessie L. Smith the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 17 day of May, 2006.

LEROY JOHNSTON ELLIS IV
NOTARY PUBLIC
PUBLIC
AT
LARGE
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: 3-22-2008

My Commission Expires MAR. 22, 2008

****

WARRANTY DEED

From: Richard A.Smith
and wife,
Jessie L. Smith

To: James Stephen Webb

Property:

1410 Overton Street
Old Hickory, TN. 37138

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003
&
3418 Old Hickory Blvd
Old Hickory, Tennessee 37183
(615) 847-2000

www.ljelaw.com