Davidson County DEEDWARR
Recvd: 05/25/06 16:16 2 pgs
Fees:13.00 Taxes:231.25

20060525-0061870

WARRANTY DEED

ET-06-0356

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,500.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF May, 2006.

Notary Public

MY COMMISSION EXPIRES: 04-16-07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tristar Rennovation, Inc	Tristar Rennovation, Inc	
Surrey (C2) 2844 Surry Road	(NAME) Surrey (C3) 2844 Surry Road	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	96-6-144.00
(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 JOHN M. SMITHSON AND WIFE, GRACIE EVANGELINE SMITHSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TRISTAR RENNOVATION, INC, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 25 ON THE MAP OF DONELSON HEIGHTS, AS OF RECORD IN BOOK 1424, PAGE 35, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 25 FRONTS 85 FEET ON THE EASTERLY SIDE OF SURREY ROAD AND RUNS BACK BETWEEN PARALLEL LINES 174.5 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO JOHN M. SMITHSON AND WIFE, GRACIE SMITHSON BY WARRANTY DEED FROM STANLEY P. DOBSON AND WIFE, JANICE F. DOBSON, RECORDED ON THE 26TH DAY OF SEPTEMBER, 1967 IN DEED BOOK 4174, PAGE 391, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing restrictions and easements of record, including those listed in Plat Book 1424, page 35, Register's Office of said County.

See Letters of Conservatorship of record at Inst. No. 20060525-0061869 Register's Office of Davidson Co., TN. John M. Smithson and John Meyers Smithson are one and the same person.

unimproved ( )

This is improved (X) property, known as 2844 Surry Road, Nashville, Tennessee 37214

(C2) Surrey (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 19th day of May, 2006.

John M. Smithson by Gracie Evangeline Smithson
John M. Smithson by Gracie Evangeline Smithson, Conservator

Gracie Evangeline Smithson
Gracie Evangeline Smithson

STATE OF Tennessee

COUNTY OF Davidson

On this the 19th day of May, 2006, before me personally appeared Gracie Evangeline Smithson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th day of May, 2006.

Notary Public

My Commission Expires: 09-16-07

(SEAL)

STATE OF Tennessee

COUNTY OF Davidson

On this the 19th day of May, 2006, before me personally appeared Gracie Evangeline Smithson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of John M. Smithson and wife, Gracie Evangeline Smithson and who acknowledged he/she/they executed the same as the free act and deed of the said John M. Smithson and wife, Gracie Evangeline Smithson.

Witness my hand and official seal, this the 19th day of May, 2006.

Notary Public

My Commission Expires: 09-16-07

(SEAL)

RETURN TO:
Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122
Phone: (615)773-0520