Davidson County DEEDWARR
Recvd: 05/26/06 12:19 2 pgs
Fees:13.00 Taxes:259.00

20060526-0062282

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

B-SFG-06-2152

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

Subscribed and sworn to before me, this 11th DAY OF May, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

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
Robert Grignon	7022 Zither Lane	
2152 Sadler Avenue (ADDRESS)	LaVergne, TN 37086 (ADDRESS)	106-13-176.00
Nashville, TN 37210 (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 THE ESTATE OF JOHN HENRY M. SMITH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT GRIGNON, Married, 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 PART OF LOT NO. 42 ON THE PLAN OF SADLER PLACE, OF RECORD IN PLAT BOOK 332, PAGE 31, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

SAID LOT 42 BEGINS IN THE EASTERLY MARGIN OF SADLER AVENUE AT THE CORNER OF LOTS 41 AND 42; THENCE RUNNING WITH THE LINE BETWEEN THE TWO LOTS EASTWARDLY 165 FEET TO AN ALLEY; THENCE WITH THE MARGIN OF SAID ALLEY IN A SOUTHERLY DIRECTION 43 FEET TO A POINT; THENCE IN A WESTWARDLY DIRECTION 165 FEET TO THE EASTERLY MARGIN OF SADLER AVENUE; THENCE NORTHWARDLY ALONG SADLER AVENUE 48 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JOHN HENRY M. SMITH BY WARRANTY DEED FROM KELLY J. ALBRIGHT, SINGLE, RECORDED ON THE 5TH DAY OF JUNE, 1995 IN DEED BOOK 9691, PAGE 325, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID JOHN HENRY M. SMITH HAVING DIED TESTATE ON DECEMBER 25, 2005 APPOINTING AS EXECUTRIX TO HIS ESTATE, ANN S. BISHOP BY LAST WILL AND TESTAMENT OF RECORD IN PROBATE BOOK 06P104, 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 2152 Sadler Avenue, Nashville, Tennessee 37210
(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 11th day of May, 2006.

The Estate of John Henry M. Smith

Ann S. Bishop, Executrix

Ann S. Bishop, Executrix

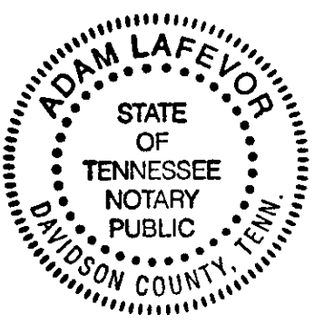
STATE OF Tennessee
COUNTY OF Davidson

On this the 11th day of May, 2006, before me personally appeared Ann S. Bishop, Executrix of the The Estate of John Henry M. Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 11th day of May, 2006.

Notary Public

My Commission Expires:



My Commission Expires NOV. 22, 2008

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