PROPERTY TAX INFORMATION:

OWNER: Shirley Cannon
2220 Scott Ave.
Nashville, TN 37206

SEND TAX BILLS TO: Same

THIS INSTRUMENT PREPARED BY:

JACK E. GRITTON, Attorney
752 South Church Street
Murfreesboro, TN 37130

Map/Group: 72-10
Parcel: 254

Davidson County DEEDWARR
Recvd: 06/07/06 12:17 2 pgs
Fees:13.00 Taxes:444.00
20060607-0067587

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, I the undersigned, **Deborah Smith**, have bargained and sold and does hereby transfer and convey unto **Shirley Cannon,** her heirs and assigns, forever, that certain tract or parcel of real estate situated in the 15DA-31090 Civil District of Davidson County, Tennessee, and more particularly described as follows, to-wit:

> Land in the 11th Civil District of Davidson County, Tennessee, described according to a survey dated July, 25, 1951 by Lewis D. Justice, Surveyor, as follows:
>
> Beginning at a point in the west margin of Scott Avenue, 150 feet north of the north margin of Otay Avenue; thence westerly and parallel to the north margin of Otay Avenue, 188 feet to the east margin of a proposed 12 foot alley; thence with the margin of same, northerly 50 feet to a point; thence easterly 188 feet to the westerly margin of Scott Avenue; thence with the margin of the same, south 50 feet to the beginning.
>
> Being the same property conveyed to Deborah Smith by Special Warranty Deed dated November 4, 2003, from Fifth Third Mortgage Co., recorded by Instrument No. 20031125-0171266 in the Register's Office for Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD the said real estate, together with the appurtenances, estate, title and interest thereunto belonging unto the said Grantees, her heirs and assigns, forever.

I, the undersigned, covenants with the said Grantee that I am lawfully seized and possessed of said real estate; that I have a good right to convey the same; and that the same is unencumbered, except by lien of the 2006 property taxes which have been prorated between the parties and the Grantor having paid her prorata share unto the Grantee at closing, the Grantee agreeing to pay the same in full when due.

The undersigned further covenants and binds herself, her heirs and assigns, to forever warrant and defend the title to said real estate to the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the Grantor to the Grantee upon delivery of this deed.

WITNESS MY HAND, this the 31st day of May, 2006.

Deborah Smith

STATE OF TENNESSEE)
ss.
RUTHERFORD COUNTY)

On this 31st day of May, 2006, before me personally appeared Deborah Smith, to me known or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee.

JACK EVANS GRITTON, II Notary At Large RUTHERFORD COUNTY, TN

NOTARY PUBLIC

My Commission Expires: 06/22/08

STATE OF TENNESSEE)
ss
RUTHERFORD COUNTY)

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 120,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, on this 31st day of May, 2006.

JACK EVANS GRITTON, II Notary At Large RUTHERFORD COUNTY, TN

NOTARY PUBLIC

My Commission Expires: 06/22/08