THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
New Owner--Hubert & Darrell Smith
1007 Maynor Avenue
Nashville, Tennessee 37216

MAP PARCEL NUMBERS
Map & Parcel No. 72-6-9

Davidson County DEEDWARR
Recvd: 06/07/06 14:09 2 pgs
Fees:13.00 Taxes:462.50
20060607-0067729

WARRANTY DEED

THIS INDENTURE, made and entered into this 22nd day of May, **2006**, by and between **Ronald L. Smith, unmarried**, party of the first part, and **Hubert W. Smith and Darrell Smith, both unmarried as joint tenants with the right of survivorship**, party of the second part,

WITNESSETH: That for and in consideration of **$125,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

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

Being Lot No. 40, Map of Maynor Place, of record in Book 843, Page 24, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ronald L. Smith and Lula M. Smith, both unmarried, by Warranty Deed from Angelo Garafola and Mark Garafola, dated 3-24-95 and recorded 3-28-95 in Book No. 9628, Page 995, Register's Office for Davidson County, Tennessee. The said Lula M. Smith has since deceased leaving Ronald L. Smith, Hubert W. Smith, Larry Eugene Smith, Sharon Logan, Tabitha Robb, Gary M. Smith, Eva Gwynn, Brenda Dotson and Darrell Smith as her only surviving heirs per the Affidavits of Heirship of record in Instrument No 20060607-0067721 **and Instrument No.** 20060607-0067722, **said Register's Office. BEING further conveyed to Ronald L. Smith by Quitclaim Deeds from Larry Eugene Smith of record in Instrument No.** 20060607-0067727 **and from Sharon Logan of record in Instrument No.** 20060607-0067726 **and from Tabitha Robb of record in Instrument No.** 20060607-0067724 **and from Gary M. Smith of record in Instrument No.** 20060607-0067728 **and from Eva Gwynn of record in Instrument No.** 20060607-0067723 **and from Brenda Dotson of record in Instrument No.** 20060607-0067725, **all in said Register's Office.**

This improved property is also known as: 1007 Maynor Ave, Nashville, Tennessee, 37216.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Ronald Smith

Ronald L. Smith

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ronald L. Smith,** unmarried , to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 22nd day of May, 2006.

My commission expires 2/27/10

Christy D. Landrum

Notary Public

CHRISTY D. LANDRUM STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$125,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 22nd day of May, **2006**.

Christy D. Landrum

NOTARY PUBLIC

My commission expires: 2/27/10

CHRISTY D. LANDRUM STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

PROPERTY ADDRESS:
1007 Maynor Avenue
Nashville, TN 37216

Name and address of new owner:
Hebert Smith et ux
1007 Maynor Ave.
Nashville, TN 37216