07

REALTY TITLE
Box 48A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/13/06 10:15 2 pgs
Fees:13.00 Taxes:1242.65

20060613-0070117

JACLYN L. KING
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
MY COMM. EXP. 12-30-07

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,850.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th day of May, 2006

Notary Public

My Commission Expires: 12/30/07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
WINTHROP P. SMITH AND WIFE HELEN KYGER SMITH	Suntrust Mortgage Inc	129-10
(NAME) 6611 Ellesmere	(NAME) 901 Semmes Avenue	52.00
(ADDRESS) Nashville, TN 37205	(ADDRESS) Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **FRANK F. GHERTNER AND WIFE BARBARA S. GHERTNER**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **WINTHROP P. SMITH AND WIFE HELEN KYGER SMITH***, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

*also known as Winthrop Smith and Helen Smith

LAND in Davidson County, Tennessee being part of Lot No. 48, on the Plan of West Meade Park, Inc., Section 3, of record in Book 3300, page 23, Register's Office for Davidson County described as follows:

Beginning on the southeasterly margin of Ellesmere Road at the corner of Lots Nos. 47 and 48 on said plan; thence with the line between said Lots Nos. 47 an 48, South 39° 51' East 354.8 feet to a point; thence South 27° 41' West 179.1 feet to the southeast corner of part of Lot No. 48 conveyed to James T. Patterson, of record in Book 3503, page 20, said Register's Office; thence with Patterson's line North 39° 30' West 430.2 feet to the southeasterly margin of Ellesmere Road; thence along the margin of said Road North 53° 58' East 164.6 feet to the beginning.

BEING the same property conveyed to FRANK F. GHERTNER AND WIFE, BARBARA S. GHERTNER, by Deed from JOHN R. AMBERG AND WIFE LORRAINE A. AMBERG, of record in Book 4824, Page 860, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 6611 Ellesmere, Nashville, TN, 37205.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, their successors 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 WHEREOF, our hands, this 26th day of May, 2006.

FRANK F. GHERTNER

BARBARA S. GHERTNER

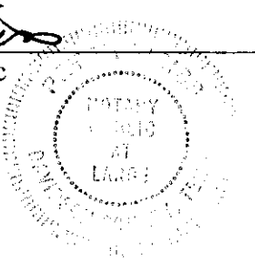
STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **FRANK F. GHERTNER AND WIFE BARBARA S. GHERTNER**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 26th day of May, 2006.

My Commission Expires: 03/31/07

Notary Public



RETURN TO:
Realty Title & Escrow Co., Inc.
206-B Cool Springs Blvd., Suite 206
Franklin, TN 37067