WARRANTY DEED

JOHN C. LEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

B-CM-06-1103

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,900.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF June, 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: (NAME)	MAP-PARCEL NUMBERS
Jerry N. Smith	Jerry N. Smith	
1103 Davidson Street	245 Hillcrest Dr	94-5-34
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Madison TN 37115	
(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 SOLON ABERNATHY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JERRY N. SMITH AND WIFE, MARY L. SMITH, 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. 20 ON THE MAP OF SHELBY HEIGHTS SUBDIVISION, SECTION TWO, OF RECORD IN BOOK 2854, PAGE 5, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SOLON ABERNATHY AND WIFE, INELLA ABERNATHY BY WARRANTY DEED FROM JAMES ELDON BURGESS AND WIFE, BRENDA JOYCE BURGESS, RECORDED ON THE 3RD DAY OF JUNE, 1988 IN DEED BOOK 7561, PAGE 837, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SAID INELLA ABERNATHY HAVING SINCE DIED, LEAVING SOLON ABERNATHY AS SURVIVING TENANT BY THE ENTIRETY.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those recorded in Book 2854, page 5 in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1103 Davidson Street, Nashville, Tennessee 37206
(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 14th day of June, 2006.

Solon Abernathy

Davidson County DEEDWARR
Recvd: 06/19/06 11:28 2 pgs
Fees:13.00 Taxes:240.13

20060619-0072780

STATE OF Tennessee
COUNTY OF Davidson

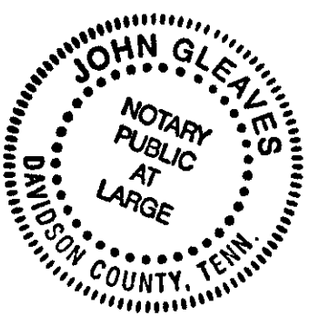
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Solon Abernathy, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of June, 2006.

Notary Public

My Commission Expires: 7-29-06

(SEAL)



Return to:
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2012 21st Ave. South
Nashville, TN 37212