Davidson County DEEDWARR
Recvd: 06/21/06 10:17 2 pgs
Fees:13.00 Taxes:682.65
20060621-0074005

WARRANTY DEED

G-REFH-06-627

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,500.00

Courtney A Dodson
Affiant

Subscribed and sworn to before me, this 16th DAY OF June, 2006.

Carolyn A James
Notary Public

MY COMMISSION EXPIRES: 11/22/08
(AFFIX SEAL)

CAROLYN A. JAMES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Barbara Slate	Owner (NAME)	
627 Old Hickory Blvd. (ADDRESS)	(ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	42-11-71.00

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 JOSHUA SMITHSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BARBARA SLATE AND JOHN SLATE, WIFE AND HUSBAND, 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 THE 11TH, FORMERLY THE 19TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOTS NOS. 15, 16, 17 AND 18 OF BLOCK "B" ON THE PLAN OF MARTHONNA, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY J.A. MEFFORD, SURVEYOR, DECEMBER, 1937, AS FOLLOWS: BEGINNING ON THE SOUTHERLY MARGIN OF OLD HICKORY BOULEVARD, FORMERLY HALLS LANE, AT A POINT 200 FEET EAST OF THE EASTERLY MARGIN OF EZELL ROAD WEST, SAID POINT BEING THE CORNER OF LOTS 18 AND 91; THENCE THE LINE BETWEEN SAID TWO LOTS SOUTHWARDLY 246.6 FEET TO THE NORTHERLY LINE OF LOT NO. 27; THENCE WITH SAID LINE EASTERLY 100 FEET TO THE CORNER OF LOTS NOS. 14 AND 15; THENCE WITH THE LINE BETWEEN SAID TWO LOTS NORTHWARDLY 245 FEET TO THE SOUTHERLY MARGIN OF OLD HICKORY BOULEVARD; THENCE WITH SAID BOULEVARD WESTERLY 100 FEET TO THE BEGINNING. TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JOSHUA SMITHSON, UNMARRIED BY WARRANTY DEED FROM JERRY C. HARLAN AND WANDA G. HARLAN, RECORDED ON THE 7TH DAY OF JULY, 2005 IN INSTRUMENT NO. 20050707-0077855, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 4847, page 539; as instrument number 20050707-0077854, in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 627 Old Hickory Blvd., Nashville, Tennessee 37214
(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 16th day of June, 2006.

Joshua Smithson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joshua Smithson, 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 16th day of June, 2006.

Notary Public

My Commission Expires:

(SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

My Commission Expires MAR. 8, 2010

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