PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:( _____ ) Title No: 47916
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/22/06 10:18 2 pgs
Fees:13.00 Taxes:247.90
20060622-0074533

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| James Randolph Smith<br>2735 Harmon Ave.<br>Nashville, Tennessee 37204 | SAME |

**TAX MAP-PARCEL NUMBERS:** 08012007200

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$67,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Janette Harvell, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James Randolph Smith** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 57 on the Plat of Bordeaux Hill, Section 4, of record in Plat Book 3600, page 49, said Register's Office.

Said Lot 57 fronts 55.0 feet on the easterly margin of Mexico Drive and extends back 124.43 feet on the northerly line and 124.3 feet on the southerly line to a line on the rear which measures 55.0 feet.

Being the same property conveyed to Janette Harvell, a single woman by deed from Property Traders, Inc. of record in Book 7589, page 368 Register's Office for said Count and by Quitclaim Deed from Margaret A. Woodruff of record in Book 7589, page 366, said Register's Office.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3600 Page 49, said Register's Office, which Plan shows a 30 foot minimum building setback line from Mexico Drive and a 20 foot easement for public utility and drainage purposes along the rear line(s). And a 2.5 x 30 foot utility anchor easement located on the southwesterly front corner of said lot.

**This is improved property, known as: 3212 Mexico Drive, Nashville, Tennessee 37218**

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 20th day of June, 2006.

Janette Harvell

**State of** TENNESSEE

**County of** DAVIDSON

On this 20th day of June, 2006 , before me the undersigned authority, personally appeared Janette Harvell, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

**State of** TENNESSEE

**County of** DAVIDSON

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $67,000.00

Affiant

Sworn and subscribed before me this the 20th day of June, 2006

My Commission Expires: _____

KRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary Public