Davidson County DEEDWARR
Recvd: 06/28/06 09:49 2 pgs
Fees:13.00 Taxes:1579.90

20060628-0077126

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #06-1253

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Helmut W. Smith and Meike Werner, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Susan G. Colquitt, married, 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:

Being the southerly half of Lot No. 35 on the Revised Plan of Geo. W. Blair's Subdivision of Belmont Heights, as of record in Plat Book 332, Page 117, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Helmut W. Smith and Meike Werner, both unmarried, by deed from Edward Owen Stec, unmarried, dated January 2, 1997, of record in Book 10316, page 231, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2006 19th Avenue South, Nashville TN, 37212.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 16th day of June, 2006

Helmut W. Smith

Meike Werner by

Meike Werner
By Helmut W. Smith, atty-in-fact

State of Tennessee)
County of Davidson)

On this 16th day of June, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Helmut W. Smith, the bargainor(s), 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.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

On this 16th day of June, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared Helmut W. Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Meike Werner acknowledged that such person executed the same as the free act and deed of Meike Werner.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 427,000.00.

X Susan G Colquitt by Jennifer Colquitt
Affiant

Sworn and subscribed before me on this the 16th day of June, 2006.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:
Susan G. Colquitt
[redacted]
11433 Calico Lane
Houston, Texas
77024

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
104 12 0 198.00