WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/28/06 13:53 2 pgs
Fees:13.00 Taxes:430.68
20060628-0077449

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 116,400.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF June 2006

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
MY COMMISSION EXPIRES 9/22/07
AFFIX SEAL

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 140, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael D. Smith (NAME)	American Home Mortgage (NAME)	MAP 061-00-0
241 Ben Allen Road (ADDRESS)	538 Broadhollow Rd. (ADDRESS)	PARCEL 016.00
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Melville, NY 11747 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Kittie L. Hendrickson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael D. Smith, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the 12th Civil District of Davidson County, Tennessee, known as parts of Lots 3 and 4 on the Map of the Real Estate of William Phillips, Deceased, as of record in Book 57, Page 21, Register's Office for Davidson County, Tennessee, and being shown as the Southeast part of a tract of 24.38 acres surveyed off the East part of Alex Perry's Maplewood Lands, and shown on survey by Erle Drake, County, Surveyor, made in January, 1921, and described as follows:

Beginning at a point in the center line of a Boulevard or Road, running, through said Maplewood Tract, at the Southeast corner of said 24.38 acre tract, and the Southwest corner of a tract of 35.62 acres shown on said survey; thence with the center of said Boulevard or Road, North 83° 15' West 100 feet to a point; thence leaving said Road, north 15° 45' East 200 feet to a point; thence South 83° 15' East 100 feet to the line between the above mentioned two tracts; thence with the line between said tracts South 5° 45' West 200 feet to the point of beginning.

Being the same property conveyed to William H. Hendrickson and wife, Kittie L. Hendrickson by Warranty Deed dated November 17, 1978 from Nellie Sue Burks, unmarried, of record in Book 5365, Page 886, Register's Office for Davidson County, Tennessee. The said William H. Hendrickson having since died.

CONTINUED

This is improved (X) unimproved ( ) property, known as 241 Ben Allen Road, Nashville, TN 37207
(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 GRANTEES, their heirs 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 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 hand this 27th day of June, 2006

Kittie L. Hendrickson
Kittie L. Hendrickson

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 Kittie L. Hendrickson, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 27th day of June, 2006.

Commission expires 9/22/07

DANIEL W. SCHICK NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION:

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.