Davidson County DEEDWARR
Recvd: 07/11/06 08:48 3 pgs
Fees:18.00 Taxes:185.00
20060711-0082866

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Terry M. Smith 1745 Springfield Highway Goodlettsville, TN 37072	Same as New Owner	Map 007-00-0 Parcel 005.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, ROSIE BATSON, by and through her Attorney In Fact, MAXINE MILENDER, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto TERRY M. SMITH and wife, SORAYA SMITH, hereinafter referred to as 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 10th Civil District of Davidson County, Tennessee, described according to a survey dated May 8, 1968, made by Wayne S. Cooper, Sr., Surveyor, as follows:

BEGINNING at an iron pin by a fence corner post, in the easterly margin of U. S. Highway No. 41, thence North 2 degrees, 00 ' East 352 feet to a hand planted rock in the corner of a fence; thence South 88 degrees, 00' East 158 feet to an iron pin in the corner of a fence on the westerly margin of Bakers Station Road; thence, with said margin of Bakers Station Road, South 19 degrees, 32' East 815.7 feet to an iron pin at the intersection of said margin and the easterly margin of said U. S. Highway 41; thence with said margin of said U. S. Highway 41, North 46 deg. 01 min. West 608.4 feet to the beginning, containing 3.68 acres more or less.

BEING the same property conveyed to Rosie Batson by deed from Jim McBride and wife, Aubrey McBride, of record in Book 4432, page 793, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The mailing address for the said property is 2305 Baker Station Road, Goodlettsville, Tennessee 37072.

INCLUDED in the above property description but expressly EXCLUDED from this conveyance is that part of the property conveyed to the State of Tennessee by Rosie Batson, being more particularly and specifically described as follows:

Tract One: Beginning at a point 25 feet right of centerline station 28+00 of proposed Baker Station Road; thence south 13 degrees 20 minutes 30 seconds east 244 feet, more or less to a point; thence with the east margin of S. R. 11 (U.S. 41) northwestwardly 588 feet, more or less, to a point; thence north 7 degrees 50 minutes east 44 feet, mor or less to a point; thence with the proposed right of way south 41 degrees 04 minutes 52 seconds east 449 feet, more or less to a point;

thence north 18 degrees 30 minutes 25 seconds east 88.40 feet to the point of beginning and containing 0.560 acres.

Tract Two: Beginning at a point 50 feet right of centerline station 206+10, proposed S.R. 11 (U. S. 41); thence north 41 degrees 04 minutes 52 seconds west 60 feet to a point; thence north 84 deg. 27 minutes 24 seconds east 43.01 feet to a point; thence south 18 degrees 30 minutes 25 seconds west 40.58 feet to the point of beginning and containing 1,303 square feet.

Tract Three: Beginning at a point 50 feet right of centerline station 210+58.24 of proposed S.R. 11 (U.S. 41); thence north 7 degrees 50 minutes east 7 feet, more or less to a point; thence with the meander of the slope southeastwardly 310 feet, more or less to a point; thence with eh proposed margin of S.R. 11 (U.S. 41) north 41 deg. 04 minutes 52 seconds west 305 feet, more or less to the point of beginning and containing 1,530 square feet.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2006, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

And, I, the GRANTOR, do further covenant and bind myself, my 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.

MAXINE MILENDER executes this Warranty Deed as Attorney-in-Fact for ROSIE BATSON, under a Power of Attorney recorded in Instrument No. 20060630-0078437, in the Register's Office for Davidson County, Tennessee.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

Rosie Batson by Maxine Milender Atty In Fact

ROSIE BATSON
By: MAXINE MILENDER, Attorney In Fact

"GRANTEES"

TERRY M. SMITH

SORAYA SMITH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 7th day of July, 2006, before me, personally appeared MAXINE MILENDER, to me known to be the person who executed the foregoing instrument on behalf of ROSIE BATSON, and acknowledged that she executed the same as the free act and deed of the said ROSIE BATSON.

WITNESS my hand and official seal this the 7th day of July, 2006.

NOTARY PUBLIC

PATSY C. DAVISON NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXP. DECEMBER 2, 2009

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERRY M. SMITH and wife, SORAYA SMITH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 7th day of July, 2006.

NOTARY PUBLIC

PATSY C. DAVISON NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXP. DECEMBER 2, 2009

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

Affiant

Sworn to and subscribed before me, this the 7th day of July, 2006.

NOTARY PUBLIC

PATSY C. DAVISON NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXP. DECEMBER 2, 2009