File Box 9B
First Title and Escrow Company, Inc.
25495

Davidson County DEEDWARR
Recvd: 07/21/06 14:22 2 pgs
Fees:13.00 Taxes:1193.25
20060721-0088331

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of July, 2006.

Notary Public

MY COMMISSION EXPIRES: 9/30/09.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, Tennessee 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP
Marguerite Callahan	JP Morgan Chase Bank, NA	131-07-0-E
1916 Randolph Place	1111 Polaris Parkway	GROUP
Nashville, Tennessee 37215	Columbus, OH 43240	PARCEL 005.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Twenty Two Thousand Five Hundred Dollars and Zero Cents ($322,500.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Carol Smith Stephenson and Loyd A. Smith and W. Montgomery Smith and Richard K. Smith, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Marguerite Callahan, unmarried, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 3-B on the Plan of Evergreen of record in Plat Book 6250, page 589, and as set out further as Exhibit "C" to the Master Deed of record in Book 6936, page 936, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Carolyn M. Smith by deed dated November 5, 1986, from Belle Meade Builders, Inc., of record in Book 7031, page 408, Register's Office for Davidson County, Tennessee; the said Carolyn M. Smith having since died testate on February 9, 2006, and by her Last Will and Testament of record as Vol. 6295/2199205, Seventh Circuit Court for Davidson County, Tennessee (Probate Division File No. 06 P 299), devised subject property to West End United Methodist Church, Carol Smith Stephenson, Loyd A. Smith, W. Montgomery Smith and Richard K. Smith; the Trustees of West End United Methodist Church having since conveyed their interest in subject property to Carol Smith Stephenson, Loyd A. Smith, W. Montgomery Smith and Richard K. Smith by Quitclaim Deed of record as Instrument No. 20060721008830 in said Register's Office.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

This is:

unimproved ☐

improved ☒ property, known as 1916 Randolph Place, Nashville, TN 37215

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, his/her heirs and assigns forever; and we do covenant with the said Grantee 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, his/her 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 our hands this 17th day of July, 2006.

W. Montgomery Smith

Carol Smith Stephenson

Richard K. Smith

Loyd A. Smith

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Carol Smith Stephenson, Loyd A. Smith, W. Montgomery Smith and Richard K. Smith, the bargainors, 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 and official seal at Nashville, Tennessee, this 17th day of July, 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY