WARRANTY DEED

B-SFG-06-02707

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Affiant

Subscribed and sworn to before me this 21st DAY OF July, 2006.

Notary Public

MY COMMISSION EXPIRES: 6-14-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melvin Smith	Melvin Smith (NAME)	
2707 Eden Street (ADDRESS)	4634 Clarksville PK (ADDRESS)	92-6-59.00
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Nashville, TN 37218 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ANNIE FIZER WHITE, Unmarried AND MARY LEFTWICH AND WILLIAM D. LEFTWICH, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MELVIN SMITH AND WIFE, LINDA SMITH, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 261, BLOCK 13, OF THE HEFFERMAN PLAN, OF RECORD IN BOOK 161, PAGE 138, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 261 FRONTS 50 FEET ON THE SOUTH SIDE OF EDEN STREET AND RUNS BACK SOUTH BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO MARY LEFTWICH AND WILLIAM D. LEFTWICH, THEIR A ONE-THIRD UNDIVIDED INTEREST TO EACH OF THEM BY WARRANTY DEED FROM ANNIE FIZER WHITE, WITH ANNIE FIZER WHITE RETAINING A ONE-THIRD UNDIVIDED INTEREST, RECORDED ON THE 15TH DAY OF NOVEMBER, 1949 IN DEED BOOK 1764, PAGE 379, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2707 Eden Street, Nashville, Tennessee 37208
(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 GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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(S), 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.

Davidson County DEEDWARR
Recvd: 07/27/06 11:07 2 pgs
Fees:13.00 Taxes:111.00
20060727-0090876

Witness my/our hand(s) this 21st day of July, 2006.

Annie Fizer White by Veronica Appleton Attorney-in-Fact
Annie Fizer White by Veronica Appleton, Attorney-In-Fact

Mary Leftwich by Veronica Appleton, Attorney-in-Fact
Mary Leftwich by Veronica Appleton, Attorney-In-Fact

William D. Leftwich by Veronica Appleton, Attorney-in-Fact
William D. Leftwich by Veronica Appleton, Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 21st day of July, 2006, before me personally appeared Veronica Appleton 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 Annie Fizer White, Mary Leftwich and William D. Leftwich, and who acknowledged he/she/they executed the same as the free act and deed of the said Annie Fizer White, Unmarried and Mary Leftwich and William D. Leftwich, married. Said Power of Attorney recorded 7-25-06 in Instrument No. 20060725-0089651 20060725-0089650 20060725-0089648, Register's office of Davidson County, Tennessee.
Witness my hand and official seal, this the 21st day of July, 2006.

Rita B. Mitchell
Notary Public

RITA B. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 6-17-07

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903