# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/08/06 11:12 2 pgs
Fees:12.00 Taxes:0.00

20060808-0097239

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10.00

M.A. Hayes
GRANTEE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF May, 2006

Rachel A. Useltau
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11.14.09

RACHEL A. USELTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES: November 14, 2009
(AFFIX SEAL)

**THIS INSTRUMENT PREPARED BY**
T. H. Mattingly, 5543 Edmondson Pike, #180, Nashville, Tennessee 37211

| ADDRESS NEW OWNER(S) AS FOLLOW: | SEND TAX BILL TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| M. A. Hayes, as Trustee (NAME) | Chase Home Finance (NAME) | |
| 5543 Edmondson Pike, #180 (ADDRESS) | P. O. Box 569793 (ADDRESS) | Map: 43-13 |
| Nashville, Tennessee 37211 (CITY) (STATE) (ZIP) | Dallas TX 75356-9793 (CITY) (STATE) (ZIP) | Parcel: 375 |

**THIS WARRANTY DEED** is made this **11th** day of **May, 2006**, by and between **Donnie R. Smotherman, unmarried**, (hereinafter referred to as "Grantor"), and **Madison Orphans Trust**, a Land Trust (an executory revocable trust): **M. A. Hayes, as Trustee** (hereinafter referred to as "Grantee"), shall have full Trustee powers and authority as described in the attached addendum.

**WITNESSETH:**

The Grantor, for and in consideration of the sum of **Ten Dollars ($ 10.00 )** and other valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells, remises, releases, transfers and conveys to the Grantee, all that certain land situate in Davidson County, State of Tennessee, to wit:

**Attached hereto as Exhibit "A" and made a part hereof by reference.**

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, to have and to hold in fee simple forever.

The Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; has good, right and lawful authority to sell and convey said land, hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2006, conditions, restrictions, easements, limitations and zoning ordinances of record, if any, and the following described mortgages, which Grantee herein takes subject to and agrees to pay:

**IN WITNESS WHEREOF**, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Cindy Nelson
**Witness**

(SEAL)
**Grantor: Donnie R. Smotherman**

Sworn to and subscribed before me of even date.

Rachel A. Useltau
**Notary Public**

(SEAL)

RACHEL A. USELTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES: November 14, 2009

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# EXHIBIT "A" TO THE WARRANTY DEED

**This Exhibit is part the Warranty Deed** dated the 11th day of May, 2006, by and between Donnie R. Smotherman, unmarrried and Madison Orphans Trust, M. A. Hayes, as Trustee.

LEGAL DESCRIPTION OF PROPERTY

Being Lot No. 34 of Block "I" on the Plan of Forrest Park, of record in Book 843, page 44, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donnie R. Smotherman, unmarried, by Warranty Deed from Geraldine Kidd, of record in Instrument No. 200004140037665, Register's Office for Davidson County, Tennessee.

This is improved property known as 320 Elm Street, Madison, Tennessee.