Davidson County DEEDWARR
Recvd: 08/16/06 08:27 2 pgs
Fees:13.00 Taxes:266.40

20060816-0100626

Address New Owners:
Nancy T Smith
7321 C.C.C. Rd
Fairview, TN 37062

Map Parcel No:
81-15-97

Send Tax Bills to:
Nancy T Smith
7321 C.C.C. Rd
Fairview, TN 37062

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged

Araminta Williams Family Partnership, a Tennessee general partnership

hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto

Nancy T Smith

hereinafter called the grantees, their heirs and assigns, the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No 16 on the Map of S A Champions Subdivision of record in Book 161, page 132, Register Office for Davidson County, Tennessee which may be referenced for a more complete description.

Said Lot No. 16 fronts 50 feet on the westerly side of Estrella Street and extends back 154.7 feet between parallel lines to an alley.

Being the same property conveyed from Sadler Properties, LLC to Araminta Williams Family Partnership by deed of record instrument #20050425-0045585, Register's Office for Davidson County., Tennessee.

This is improved property known as: 1413 21st Av N, Nashville, TN 37208

TO HAVE AND TO HOLD the said tract or parcel of land with 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 property 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 property to the said grantees, their heirs and assigns, against the lawful claims of all persons whosoever. 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 11th day of August, 2006.

Araminta Williams _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Araminta Williams, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the managing partner of Araminta Williams Family Partnership, the within named bargainor, a Tennessee general partnership, and that she as such managing partner is properly authorized and executed the foregoing instrument for the purpose therein contained, by signing the name of Araminta Williams Family Partnership by herself as managing partner .

Witness my hand and official seal at Nashville, Tennessee, this 11th day of August 2006.

PHILIP DAVIS ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 20, 2010

Commission expires 3.20.2010 Notary Public _____

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is 72,000.00

Nancy T Smith
AFFIANT

Subscribed and sworn to me this 11th day of August, 2006.

Commission expires 3.20.2010 Notary Public _____

This instrument prepared by:
Chan McCullough
700 Craighead St., Suite 103
Nashville, TN 37204

PHILIP DAVIS ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 20, 2010