Davidson County DEEDWARR
Recvd: 09/07/06 14:38 2 pg
Fees:13.00 Taxes:547.60
20060907-0110936

This Instrument Prepared By:
Greenway Title, Inc.
425 West College Street
Murfreesboro, Tennessee 37130

Return To:

ADDRESS NEW OWNER:
Loren B. Gaiters
Frank B. Gaiters, Jr.
907 Gale Lane
Nashville, Tennessee 37204

MORTGAGEE:
SunTrust Mortgage, Inc.
P.O. Box 305110, 7th Floor
Nashville, TN 37230-5110

SEND TAX BILL TO:
Mortgagee

MAP	**95**
GROUP	**7**
PARCEL	**45**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Mary Evelyn J. Fulks, First Successor Trustee for The William McKinley Smith and Ruby Jernigan Smith Revocable Living Trust, dated December 22, 1997**, hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Loren B. Gaiters and husband, Frank B. Gaiters, Jr.**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in the 3rd Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 180 on the Map of Merry Oaks, not of record, and described as follows:

Beginning at a point in the northerly margin of Deerwood Road, the common corner of Lots 180 and 181; thence with the line between said lots, northwardly 115 feet to a corner of Lot 179; thence with the line between Lots 179 and 180, northeasterly 113 feet to the westerly margin of Blue Hills Road; thence with the margin of said Road, southerly 146.5 feet to the beginning of a curve; hence along said curve, southwesterly 42.5 feet to a point in the northerly margin of Deerwood Road; thence with the margin of said Road, Westerly, passing a concrete monument at 128.1 feet, in all 132.1 feet to the beginning. See also plat of record in Book 1943, page 35, of the said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The William McKinley Smith and Ruby Jernigan Smith Revocable Living Trust, dated December 22, 1997 by deed of record in Book 11063, page 116, Register's Office for Davidson County, Tennessee. For further reference see Notarized Summary of Trust The William McKinley Smith and Ruby Jernigan Smith Revocable Living Trust Agreement, of record in Book 11063, page 119, of the said Register's Office for Davidson County, Tennessee. Note, the said William McKinley Smith and Ruby Jernigan Smith are both deceased.

The captioned property is subject to restrictive covenants per plat and of record in Book 1855, page 377 and Book 1876, page 264, of the said Register's Office.

This is improved property known as 2318 Deerwood Road, Nashville, Tennessee 37214.

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, GRANTOR does covenants with the said "GRANTEES" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and 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.

WITNESS our hands this the 31st day of August, 2006.

THE WILLIAM MCKINLEY SMITH AND RUBY JERNIGAN SMITH REVOCABLE LIVING TRUST, dated the 22nd day of December, 1997

Mary Evelyn J. Fulks

Mary Evelyn J. Fulks, First Successor Trustee

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Mary Evelyn J. Fulks** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be **First Successor Trustee** of **The William McKinley Smith and Ruby Jernigan Smith Revocable Living Trust, dated December 22, 1997**, the within named bargainor, a The William McKinley Smith and Ruby Jernigan Smith Revocable Living Trust, dated December 22, 1997, and that she as such authorized First Successor Trustee, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the The William McKinley Smith and Ruby Jernigan Smith Revocable Living Trust, dated December 22, 1997 as such authorized First Successor Trustee.

WITNESS my hand and official seal at office this 31st day of August, 2006.

LORI SMITHSON Notary Public At Large RUTHERFORD COUNTY, TN

NOTARY PUBLIC
My Commission Expires: 1-28-07

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is $148,000.00.

Loren B. Gaiters

AFFIANT

Subscribed and sworn to before me on this 31st day of August, 2006.

LORI SMITHSON Notary Public At Large RUTHERFORD COUNTY, TN

NOTARY PUBLIC
My Commission Expires: 1-28-07