Davidson County DEEDWARR
Recvd: 09/20/06 13:37 2 pgs
Fees:13.00 Taxes:314.50
20060920-0116571

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
5121 Maryland Way, Suite 200
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, is **$85,000.00**.

Sworn to and subscribed before me this 6th day of September, 2006.

Affiant

DELAINA D. SCOBY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

My Commission Expires: 5/3/2010

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Maribel V. Lineberry 116 Lineberry Blvd. Ste. 301 Mt. Juliet TN 37122	New Owner	Part of: Map 64 Parcel 107

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which ~~are hereby acknowledged,~~ **~~CLEVELAND HALL, LLC, a~~ Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MARIBEL V. LINEBERRY, unmarried, and MICHAEL S. SMITH, and wife, SHERRY A. SMITH,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being **Lot No. 42**, as shown on the Plat of **CLEVELAND HALL SUBDIVISION. PHASE III**, of record in **Instrument No. 20060106-0002332**, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Cleveland Hall, LLC, a Tennessee Limited Liability Company, by deed of record in Book 11714, Page 126, Register's Office for Davidson, Tennessee.

This conveyance is made subject to:

1. All matters shown on the Plan of record in Instrument No. 20060106-0002332, Register's Office of Davidson County, Tennessee.

2. Zoning; setback requirements; general utility, sewer and drainage easements of record; 2006 real property taxes; Declaration of Covenants, Conditions and Restrictions and By-Laws and Resolutions of Cleveland Hall, LLC, of record in Book 11725, Page 76, and as amended in Instrument No. 20051202-0144894, and Instrument No. 20060113-0005680, Register's Office for Davidson County, Tennessee and easements of record.

This is unimproved property known as: **1560 Stokley Lane**
Old Hickory, TN 37138

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever; and Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 6th day of September, 2006.

CLEVELAND HALL, LLC

BY: _____
W. Allen Bryan, III, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me personally appeared **W. ALLEN BRYAN, III**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be CHIEF MANAGER of CLEVELAND HALL, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself as Chief Manager.

Witness my hand, at office, on this 6th day of September, 2006.

_____
Notary Public

My Commission Expires: 9/19/09

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY