WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/02/06 11:26 2 pgs
Fees:13.00 Taxes:512.45

20061002-0121411

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 138,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF September, 2006

Notary Public

MY COMMISSION EXPIRES: 5-3-2010
(AFFIX SEAL)

DELAINA D. SCOBY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Chadwick Perry (NAME)	Chadwick Perry (NAME)	MAP 83-5
909 N. 12th Street (ADDRESS)	9 Lee Ct (ADDRESS)	PARCEL 243
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Franklin TN 37064 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jerry N. Smith and wife, Mary Louise Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Chadwick Perry

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Lots 10 and 11 on the Map of the Subdivision of the lands of Mrs. W. F. Todd, as of record in Book 161, Page 100, Register's Office for Davidson County, Tennessee and described as follows:

Beginning at a point in the easterly margin of North 12th Street, formerly Fountain Avenue, said point being 48 feet southerly from the northwest corner of said Lot 10; thence with the margin of said Street, southerly 48 feet to a point; thence easterly 210 feet to a point in the westerly margin of an alley; thence with the margin of same, northerly 47 feet to a point which is 47 feet southerly from the northeast corner of Lot 10; thence westerly 210 feet to the point of beginning.

Being the same property conveyed to Jerry N. Smith by Warranty Deed from Roy P. Angel and A. D. Angel, acting by and through his Attorney-in-Fact, Fannie Angel which deed is dated October 23, 1980 and record in Book 5668, Page 730, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2007 AND SUBSEQUENT YEARS and further subject to notes, easements, building setback lines, etc., if any, as may be set forth on the Map of the Subdivision of the lands of Mrs. W. F. Todd as of record in Book 161, Page 100, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 909 N. 12th Street, Nashville, TN 37206
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 my hand this 28th day of September 2006

Jerry N. Smith

Jerry N. Smith

Mary Louise Smith

Mary Louise Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry N. Smith and wife, Mary Louise Smith

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the y executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 28th day of September, 2006.

Commission expires 3-20-2010

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY