WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/16/06 08:35 2 pgs
Fees:13.00 Taxes:684.50

20061016-0127677

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF October, 2006

Notary Public

MY COMMISSION EXPIRES: 10/26/08
(AFFIX SEAL)

SHAWNA RAY
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 NUMBERS
S & P Acquisitions, LLC (NAME)	New Owner (NAME)	MAP 83-2
1405 Roberts Ave. (ADDRESS)	Po Box 290694 (ADDRESS)	PARCEL 86
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37229 (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 S & P Acquisitions, LLC

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:

A certain tract or parcel of land located in Davidson County, Tennessee described as follows to-wit:

Being the west 90 feet of the east 280.80 feet of Lot No. 1 on the Map of Sharpe and Horn's Subdivision of Elwood Place of record in Book 332, Page 18, said Register's Office, as more particularly described according to the survey of Berry Greer, Land Surveyor, dated March 31, 1988, of record in Book 7633, Page 756, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 1 fronts 90.00 feet on the northerly margin of Roberts Avenue and extends back 170.61 feet on its westerly line and 170.58 feet on its easterly line to an alley on which it measures 90.00 feet.

Being the same property conveyed on June 20, 1988 to Jerry N. Smith and wife, Mary Louise Smith from Third National Bank in Nashville, Successor Trustee under the Will of Jeff McCarn, deceased of record in Book 7633, Page 754, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES (COUNTY) FOR THE YEAR 2007 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO THE PLAN OF SHARPE & HORN'S SUBDIVISION OF ELWOOD PLACE OF RECORD IN BOOK 332, PAGE 18, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE WHICH SHOWS AN OWNER'S CERTIFICATE, CERTAIN NOTES, EASEMENTS AND BUILDING SETBACK LINES, IF ANY, AS MAY BE SET FORTH THEREIN. SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., AS SHOWN ON SURVEY BY BERRY GREER, LAND SURVEYOR, DATED MARCH 31, 1988, OF RECORD IN BOOK 7633, PAGE 756, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1405 Roberts Ave., 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 our hand s this 6th day of October, 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 they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 6th day of October, 2006.

Commission expires 5-20-2010

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