Davidson County DEEDWARR
Recvd: 11/14/06 11:49 3 pgs
Fees:18.00 Taxes:506.90
20061114-0141285

STATE OF TENNESSEE
COUNTY OF Davidson

15560

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 137,000.00

Machelle R York
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF November 2006.

Notary Public

MY COMMISSION EXPIRES: NOTARY PUBLIC AT LARGE the undersigned

DENNIS WRIGHT NOTARY PUBLIC DAVIDSON COUNTY, TENN. EXPIRES SEPT. 22, 2007

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry M. Smith	Jean G. Greenwood	04415001900
805 Elliston St (NAME)	207 West End Avenue (NAME)	
Old Hickory, TN 37136 (STREET ADDRESS OR ROUTE NUMBER)	Dickson, TN 37055 (STREET ADDRES)	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Jean G. Greenwood, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry M. Smith and Machelle R. York, as joint tenants with the right of survivorship,

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:

See exhibit A attached hereto and made a part hereof.

This is improved property known as 805 Elliston Street, Old Hickory, TN 37136

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 his hand this 9th day of November, 2006.

Jean G. Greenwood
Jean G. Greenwood

15560

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

Jean G. Greenwood, a widow

the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of November, 2006.

My commission expires_____

Notary Public the undersigned

DENNIS C. WRIGHT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

File No.: 15560

ATTACHMENT

BEING Lot No. 138, Section D-2, Village of Old Hickory, as shown on plan recorded February 25, 1953, in Book 2083, page 34, Register's Office, Davidson County, Tennessee.

Said Lot No. 138 fronts 104.3 feet on Elliston Street and runs back between parallel lines 153 feet to a dead line in the rear and contains .36 acres, more or less.

BEING the same property conveyed to Walter Hayes Greenwood and wife, Jean G. Greenwood by deed from Walter Hayes Greenwood, filed of record in Book 4764, page 972, Register's Office for Davidson County, Tennessee. The said Walter Hayes Greenwood having since died.

THIS conveyance is subject to:
1. 2007 taxes, not yet due and payable.
2. The plan of record in Book 2083, page 34, said Register's Office.
3. All applicable local government planning, building and zoning regulations.
4. Restriction that no factory manufactured homes or office buildings be erected on subject property.