Davidson County DEEDWARR
Recvd: 11/16/06 15:53 2 pgs
Fees:13.00 Taxes:162.80
20061116-0142663

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Jerry N. Smith and wife, Mary Louise Smith
245 Hillcrest Drive
Madison, TN 37115

SEND TAX BILL:

New Owner

MAP AND PARCEL:
MAP 43-01
PARCEL 6

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Ron Nollner, Trustee with full power to mortgage, transfer or convey subject property without the necessity of joinder of any beneficiary**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Jerry N. Smith and wife, Mary Louise Smith** ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being the southeasterly part of Lot No. 30 on the Maps of Bransford Realty Company's Amqui Subdivision of record in Plat Book 421, page 38 & 39, Register's Office for said County, described in accordance with a survey made April 29, 1961 by Clyde D. Anderson, Surveyor, as follows:
>
> Beginning at a point 466 feet south from the southerly margin of Campbell Road, being a common corner of Lots Nos. 30 and 31, in said plan; thence 86 degrees 08 minutes West 47.8 feet to a point; thence North 3 degrees 30 minutes West 232 feet to a point; thence North 86 degrees 08 minutes East 48.9 feet to a point; thence South 2 degrees 58 minutes East 233 feet to the beginning.
>
> Being part of the same property conveyed to Ron Nollner, Trustee, with full power to mortgage, transfer or convey subject property without the necessity of joinder of any beneficiary, by deed dated February 4, 2003 from Geneva Ruth McCoy, as surviving tenant by the entirety, of record in Instrument No. 20030211-0018670, Register's Office for Davidson County, Tennessee.
>
> James A. Tant joins in the execution of this instrument to convey any interest he may have in the Property.
>
> This conveyance is made subject to such limitations and restrictions and easements as may affect the premises.

This is improved property known as 210 Old Amqui Road, Madison, TN 37115.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that its are lawfully seized and possessed of the Property 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 itself, its heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Executed on the dates set forth below in the notary acknowledgements.

Ron Nollner, Trustee

James A. Tant

STATE OF FLORIDA)
COUNTY OF Pinellas)

Before me, the undersigned, of the state and county aforesaid, personally appeared Ron Nollner, Trustee with full power to mortgage, transfer or convey subject property without the necessity of joinder of any beneficiary, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein. Witness my hand and official seal this 13th day of November, 2006.

Notary Public

My Commission Expires: 9/27/2010

NOTARY PUBLIC
STATE OF FLORIDA
H. Collings Downes
Comm. # DD 599797
Comm. Exp. Sep. 27, 2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared James A. Tant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein. Witness my hand and official seal this 14 day of November, 2006.

Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires July 21, 2007

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is ~~$15,200.00.~~ $44,000.00

AFFIANT

Subscribed and sworn to before me this 15 day of November, 2006.

NOTARY PUBLIC

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires July 21, 2007