Davidson County DEEDWARR
Recvd: 11/21/06 13:53 2 pgs
Fees:13.00 Taxes:310.80

20061121-0144630

**RECORD AND RETURN TO:**
**AMERICAN TITLE COMPANY, INC.**
**925 INDUSTRIAL DRIVE**
**OLD HICKORY, TN 37138**

# WARRANTY DEED

JEANEAN WEST
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires JULY 22, 2009

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS**
**$ 84,000.00**

Affiant

**SUBSCRIBED AND SWORN TO BEFORE ME, this the 17th day of November, 2006**

Notary Public

**MY COMMISSION EXPIRES:**_____

**THIS INSTRUMENT WAS PREPARED BY**
**AMERICAN TITLE CO., INC., 925 INDUSTRIAL DRIVE, OLD HICKORY, TN 37138**

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Telma R. Smith**<br>**2731 Old Matthews Road**<br>**Nashville, TN 37217** | **New Owner** | **60-9-7.00** |

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,

**Lasonia L. Sanders ,** A SINGLE WOMAN

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

**Telma R. Smith ,** A SINGLE WOMAN

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:

**THIS PROPERTY IS KNOWN AS: 2731 Old Matthew Road, Nashville, TN 37217 and described as follows:**

**Being lot number 262, on the Plan of Trinity Hills Village, Section 2, 1st Addition, which is of record in Book 4460, Page 45 and 46, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description.**

**Being the same property conveyed to Lasonia L. Sanders, unmarried, dated 05/11/93, by deed from Timothy W. Thomas and wife, Deborah P. Thomas, and filed for record on 05/14/93, in Book 8948, page 605, in the Register's Office for Davidson County, Tennessee.**

Unimproved ( )
This is improved ( X) property known as **2731 Old Matthews Road, Nashville, TN 37217**
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 hands this 17th day of November, 2006.

**Lasonia L. Sanders**

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 **Casonia L. Sanders** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville , Tennessee, this 17th day of November, 2006.

Commission Expires: My Commission Expires JULY 22, 2009

Notary Public

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STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, 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, executed 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 _____ , Tennessee, this _____ day of November, 2006.

My commission expires:_____ _____
Notary Public

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STATE OF TENNESSEE
COUNTY OF

On this the _____ day of November, 2006, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as **his/her** Attorney in Fact, and acknowledged that **he/she** executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____ , Tennessee, this _____ day of November, 2006.

My commission expires:_____ _____
Notary Public