Davidson County DEEDWARR
Recvd: 11/29/06 10:24 2 pgs
Fees:13.00 Taxes:516.15

20061129-0147113

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $139,500.00

Affiant

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Subscribed and sworn to before me, this 28th day of November, 2006.

Notary Public
My commission expires: 1/24/09

03-0610-34186

Address of New Owner:	Send Tax Bills to:	Tax Information
Dea Smith	Regions Bank dba AmSouth Bank	161-06-0-263
715 McMurray Drive	2050 Parkway Office Circle	
Nashville TN 37211	Birmingham, AL 35244	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Geraldine S. Levine, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Dea Smith, hereinafter called the Grantees, their successors 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 Lot No. 12, on the Plan of Huntington Park, Section 5, of record in Book 4660, Page 47, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to William D. Levine and wife, Geraldine S. Levine, by deed from Charles T. Reich and wife, Martha P. Reich, dated 10-23-87, recorded 11-2-87, of record in Book 7393, Page 3, Register's Office for Davidson County, Tennessee. William D. Levine having since died.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 715 McMurray Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

FILE BOX 45

WITNESS my hand this 27th day of November, 2006.

Geraldine S. Levine by Mylinda Vick, atty. in fact
Geraldine S. Levine by Mylinda Vick
As her attorney in fact

Power of Attorney of record in Instrument 20061129-0147112
said Register's Office.

Attorney in fact acknowledgment:

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 Mylinda Vick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Geraldine S. Levine and that she is authorized by Geraldine S. Levine to execute this instrument on her behalf.

Witness my hand and official seal at Nashville, TN, this 27th day of November, 2006.

Diane K. Mann
State of Tennessee at Large

My commission expires: 2/22/09

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN