1st

Davidson County DEEDWARR
Recvd: 11/30/06 08:45 2 pgs
Fees:13.00 Taxes:814.00
20061130-0147596

Return to: Southern Land Title & Escrow, Inc.
934 Oldham Drive, Suite 100-A
Nolensville, TN 37135
615-776-7461

#460

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Randall C. Morgan	(NEW OWNER)	Map 105.13-
1203 Kirkwood Avenue		Parcel 178.00
Nashville, TN 37212		

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Harold H. Smith and wife, Agnes E. Smith,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Randall C. Morgan, married,** (The "Grantee"), his heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 30 and a portion of Lot No. 29 on the Plan of The McAllister Property of record in Plat Book 421, page 10, said Register's Office, and being more particularly described as follows:

BEGINNING at an iron pin in the southerly margin of Douglas Avenue at the common corner of Lots No. 31 & 30 of said Plan of the McAllister Property: thence with the common line of said Lots, S 07 degrees 30' W, 150. feet to an iron pin in the north margin of a 14 foot Alley; thence with said north margin of said alley, N 82 degrees- 30' W, 70.80 feet to an iron pin, being the beginning of a curve, having a radius of 20 feet; thence with said curve 30.60 feet to an iron pin in the east margin of 12th Avenue South; thence with said east margin, N 05 degrees 15' E, 104.76 feet to an iron pin, being the beginning of a curve 40.29 feet to an iron pin in the south margin of Douglas Avenue; thence with said south margin S 82 degrees 30' E, 69.94 feet to the point of beginning.

Being the same property conveyed to Harold H. Smith and wife, Agnes E. Smith by quitclaim deed from Agnes Eyvonda Parker (aka Agnes E. Smith), in order to create a tenancy by the entireties, of record in Instrument No. 20040630-0077833, said Register's Office.

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. **2007 Taxes, a lien not yet due and payable.**
2. **All matters appearing of record in Plat Book 421, page 10, said Register's Office.**

This is improved property commonly known as **1111 South Douglas Avenue, Nashville, TN 37204.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $220,000.00.

Affiant

Subscribed and sworn to before me this 21st **day of November, 2006**

Notary public:

My Commission Expires: 3/31/01

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 21st day of November, **2006**.

Harold H. Smith

Agnes E. Smith

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Harold H. Smith and wife, Agnes E. Smith**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **THEY** executed the within instrument. WITNESS my hand and official seal at Nolensville, Tennessee, this 21st day of **November, 2006**.

Notary Public

My Commission Expires: 3/31/01