Davidson County DEEDWARR
Recvd: 12/07/06 13:50 3 pgs
Fees:18.00 Taxes:370.00
20061207-0151602

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

WARRANTY DEED

JEANEAN WEST NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 18th day of September, 2006

Notary Public

MY COMMISSION EXPIRES:

My Commission

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
Jerry Smith **247 Hillcrest Drive** **Madison, TN 37115**	New Owner	43-14-179

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,

Estate of Katharine Jo Bengtson

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

Jerry Smith , married

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" LEGAL DESCRIPTION

Being the same property conveyed to Katharine Bengtson, dated 09/06/84, by Warranty Deed from Sherry Barnes Adcox, and filed for record on 09/11/84, in Book 6378, page 770, in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **247 Hillcrest Drive, Madison, TN 37115**
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 18th day of September, 2006.

Charlotte L. Bengtson Executrix By:

Charlotte L. Bengtson, Executrix, by Brad Dozier Attorney In Fact

Attorney In Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 18th day of September, 2006, before me personally appeared **Brad Dozier** to me known to be the person who executed the foregoing instrument in behalf of **Charlotte L. Bengtson** as **his/her** Attorney in Fact, and acknowledged that **he/she** executed the same as the free act and deed of the said **Charlotte L. Bengtson**

Witness my hand and official seal at Old Hickory, Tennessee, this 18th day of September, 2006.

My commission expires: _____

Notary Public

JEANEAN WEST
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

My Commission Expires JULY 22, 2009

EXHIBIT "A" LEGAL DESCRIPTION

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 24 on an advance copy of a plat of Rainbow Terrace Subdivision Section II, at Madison, Tennessee, not of record, described according to a survey by W. W. Turner Company, August 26, 1967, as follows: Beginning on the easterly margin of Hillcrest Drive at the corner of Lots Nos. 23 and 24, said point being 597.2 feet north of a concrete monument set in the beginning of a curve into Yowell Avenue; thence with the line between said two lots, eastwardly 440.4 feet to the western boundary line of Lot No. 41, said point also being the center line of the T.V.A. Transmission easement; thence with the western boundary line of said Lot No. 41 and with the center line of said easement, northwardly 74.7 feet to a point; thence continuing with the center line of said easement and the western boundary line of Lots Nos. 41 and 42, northwardl 94 feet to the northwest corner of said Lot No. 42; thence with the line between Lots Nos. 24 and 43, northwestwardly 63 feet to a point; thence North 88 deg. West 376.7 feet to an iron pin in the easterly margin of said Hillcrest Drive; thence with said margin southwardly 125 feet to the point of beginning.

Being the same property conveyed to Katharine Bengtson, dated 09/06/84, by Warranty Deed from Sherry Barnes Adcox, and filed for record on 09/11/84, in Book 6378, page 770, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jerry Smith by deed dated 09/18/06, from Charlotte L. Bengston, Executrix for the Estate of Katharine Jo Bengtson , filed for record on __ _____, in Instrument No. 20061207015/602 _____ Book _ _____, page _____, Register's Office for Davidson County, Tennessee