WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$64,000.00.**

George W. Cate, Jr.
Affiant

Subscribed and sworn to before me this 23 day of March, 2007

Notary Public
My Commission expires: 9-22-07
(Affix Seal)

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
William Smallman	SAME	105-07-0-316.00
P.O. Box 158444		
Nashville, TN 37215		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Mabel Louise Davis,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **William Smallman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the easterly one-half of Lot No. 38 on the plan of Subdivision of the Moore Property, of record in Book 137, page 91, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of Lot No. 38 fronts 50 feet on the southerly side of Moore Avenue and extends back between parallel lines, 148 1/4 feet, more or less, to an alley.

Being the same property conveyed to James Clifton Davis and wife, Mabel Louise Davis, by deed from Vito C. Tamulis and wife, Geraldine Tamulis, on May 19, 1969, of record in Book 4338, page 471, Register's Office for Davidson County, Tennessee. The said James Clifton Davis having died leaving said property to Mabel Louise Davis by right of survivorship.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 137, page 91, Register's Office Davidson County, Tennessee.

This is improved property known as: **611 Moore Avenue, Nashville, TN 37203**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 23, 2007.

Mabel L. Davis as attorney in fact
Mabel L. Davis
by Willie M. McDougal

Davidson County DEEDWARR
Recvd: 03/23/07 15:30 2 pgs
Fees:13.00 Taxes:236.80
20070323-0035536

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Willie M. McDougal, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Mabel L. Davis, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Mabel L. Davis, the bargainor(s), by the said Willie M. McDougal, as Attorney-in-Fact.

WITNESS my hand and seal, this 23rd day of March, 2007

_____ My Commission Expires: 9-22-07

NOTARY PUBLIC

