Davidson County DEEDWARR
Recvd: 04/05/07 15:54 3 pgs
Fees:18.00 Taxes:436.60

20070405-0041288

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

G-VRE-07-1401

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF March, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan Stickman	First Horizon Home Loan	
1401 Jones Avenue (ADDRESS)	1555 W. Walnut Hill Lane Ste. 200 (ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Irving, TX 75038 (CITY) (STATE) (ZIP)	071-16-28.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KIRK T. SMITH,UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NATHAN STICKMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PARTS OF LOT NOS. 18, 19 AND 20, ON THE PLAN OF SUBDIVISION OF LOTS 4 AND 5 OF THE A.B. SPAINS LISCHEY GARDENS, AS OF RECORD IN BOOK 332, PAGE 5, AND DESCRIBED PARTLY FROM A SURVEY OF ALLEY AND BROWN, DATED NOVEMBER 25, 1969, AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF CROCKETT STREET AND JONES AVENUE; THENCE ALONG THE NORTH MARGIN OF CROCKETT STREET, NORTH 89 DEG. 30' EAST 120 FEET; THENCE LEAVING THE SAID STREET, NORTH 0 DEG. 30' WEST 97.92 FEET; THENCE NORTH 89 DEG. 30' WEST 118.13 FEET TO THE EAST MARGIN OF JONES AVENUE; THENCE WITH THE AVENUE SOUTH 0 DEG. 30' WEST 100 FEET TO THE BEGINNING. INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED FROM THIS CONVEYANCE IS THAT PROPERTY CONVEYED TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY OF RECORD IN INSTRUMENT NO. 20031022-0156563, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: RIGHT-OF-WAY ACQUISITION BEGINNING AT A POINT IN THE EXISTING RIGHT-OF-WAY OF JONES AVENUE, 18.04 FEET RIGHT OF STATION 18+37.87 PROJECT 01-R-05; THENCE: WITH THE EASTERLY RIGHT-OF-WAY OF JONES AVENUE, NORTH 13° 07' 55" EAST, 100 FEET TO A POINT 16.34 FEET RIGHT OF STATION 19+37.85 PROJECT 01-R-05; THENCE: SOUTH 76° 57' 00" EAST, 8.66 FEET TO A POINT 25 FEET RIGHT OF STATION 19+38.01 PROJECT 01-R-05; THENCE: SOUTH 14° 06' 34" WEST, 68.80 FEET TO A POINT; THENCE: WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 30 FEET, AND A CURVE LENGTH OF 48.20 FEET, TO A POINT 56.08 FEET RIGHT OF STATION 18+39.24 PROJECT 01-R-05, SAID POINT ALSO BEING A POINT IN THE NORTHERLY RIGHT-OF-WAY OF CROCKETT STREET; THENCE: WITH THE NORTHERLY MARGIN OF CROCKETT STREET, NORTH 77° 57' 00" WEST, 38.06 FEET TO THE POINT OF BEGINNING. SAID PORTION OF LAND CONTAINS 990.43 SQUARE FEET, OR 0.023 ACRES. TEMPORARY CONSTRUCTION EASEMENT BEGINNING AT A POINT, 25 FEET RIGHT OF STATION 19+38.01 PROJECT 01-R-05; THENCE: SOUTH 76° 57' 00" EAST, 20.00 FEET TO A POINT; THENCE: S OUTH 14° 06' 34" WEST, 69.17 FEET TO A POINT; THENCE: SOUTH 32° 15' 34" EAST, 21.46 FEET,TO A POINT; THENCE: SOUTH 12° 03' 00" WEST, 15 FEET TO A POINT IN THE NORTHERLY RIGHT-OF-WAY OF CROCKETT STREET; THENCE: WITH THE NORTHERLY RIGHT-OF-WAY OF CROCKETT STREET, NORTH 77° 57' 00" WEST, 5 FEET TO A POINT 56.08 FEET RIGHT OF STATION 18+39.24 PROJECT 01-R-05; THENCE: WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 30 FEET, AND A CURVE LENGTH OF 48.20 FEET TO A POINT 25 FEET RIGHT OF STATION 18+69.22; THENCE: NORTH 14° 06' 34" EAST, 68.80 FEET TO THE POINT OF BEGINNING. SAID PORTION OF LAND CONTAINS 2141.11 SQUARE FEET, OR 0.049 ACRES.

BEING PART OF THE SAME PROPERTY CONVEYED TO MARY R. SMITH, UNMARRIED BY WARRANTY DEED FROM AARON CLIFFORD AND JANELLE CLIFFORD, HUSBAND

AND WIFE, RECORDED ON THE 10TH DAY OF DECEMBER, 2002 IN INSTRUMENT NO. 20021210-0152023, RE-RECORDED AT INSTRUMENT NO. 20030311-0032387, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
Said Mary R. Smith having since died intestate leaving Kirk T. Smith as heir at law as evidenced by Affidavit of Heirship recorded simultaneously herewith in Instrument No. ~~*~~_____, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 332, page 5, Register's Office.

* 20070705-0041286

unimproved ( )

This is improved (X) property, known as 1401 Jones Avenue, Nashville, Tennessee 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 22nd day of March, 2007.

Kirk T. Smith by Pam Smith, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 22nd day of March, 2007, before me personally appeared Pam Smith to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Kirk T. Smith,unmarried and who acknowledged he/she/they executed the same as the free act and deed of the said Kirk T. Smith,unmarried.

Witness my hand and official seal, this the 22nd day of March, 2007.

Notary Public

My Commission Expires: 7-24-10

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903