WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/12/07 08:09 2 pgs
Fees:13.00 Taxes:332.63
20070412-0043593

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$89,900.00.**

Affiant

Subscribed and sworn to before me this 10th day of April, 2007

Notary Public

My Commission expires: 7/10/10 (Affix Seal)

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:
Nicholas Smith	Guaranty Trust Company	090-08-0-131.00
3217 Holland Lane	316 Robert Rose Drive	
Nashville, TN 37218	Murfreesboro, TN 37129	

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, **Edwin Smith, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Nicholas Smith** * their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

* and wife, Atiya Smith

Being Lot No. 347 on the plan of Bordeaux Hills Section II, of record in Book 3600, page 7, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 347 fronts 55 feet on the southwesterly side of Holland Lane; and extends back 159.15 feet on the southeasterly line and 151.67 feet on the northwesterly line, to a dead line in the rear, which measures 55.48 feet.

Being the same property conveyed to Edwin Smith, unmarried, by deed from Angela Henry and John Henry, on February 20, 2007, of record in Instrument Number 20031105-0162373, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2007 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 080-08-0-131.00.
- Subject to all matters as shown on the Plan of record in Book 3600, page 7, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3805, page 783; and Book 3917, page 529; and Book 4037, page 588; and Book 4397, page 742; and Book 4405, page 427, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3217 Holland Lane, Nashville, TN 37218**

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 April 10, 2007.

Edwin Smith

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Edwin Smith,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 10, 2007

My commission expires 8/10/10

Notary Public

