Davidson County DEEDWARR
Recvd: 04/19/07 14:43 2 pgs
Fees:13.00 Taxes:555.00

20070419-0047049

BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$150,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **18th** DAY OF **APRIL, 2007.** Notary Public MY COMMISSION EXPIRES: **SEPTEMBER 22, 2007.** (AFFIX SEAL)

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROSEMARY R. CALLOWAY	**SAME**	**133-6-226**
(NAME) **3620 FLORAL DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

EXECUTRIX'S DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, JANIE GRACE BROADHEAD, EXECUTRIX OF THE ESTATE OF LILLIE MAI SMITH**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROSEMARY R. CALLOWAY, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Lot No. 8, on the Plan of Floral Park Subdivision, of record in Plat Book 3842, page 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Melvin L. Smith and wife, Lillie Mai Vaden Smith by deed from K. R. Stanfill and wife, Jean Stanfill of record in Book 4023, page 65, dated May 26, 1966, said Register's Office. The said Melvin L. Smith predeceased Lillie Mai Vaden Smith, also known as Lillie Mai Smith having since died. The Will of Lillie Mai Smith is probated as Docket No. 06P-2021, Probate Court Clerk's Office for Davidson County, Tennessee. The Last Will vests said real property in the Estate of Lillie Mai Smith.

This conveyance is subject to any and all easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(**X**) property, known as **3620 FLORAL DRIVE, NASHVILLE, TN 37211**
(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 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 my hand this 18 day of April, 2007.

Janie Grace Broadhead
Executrix of the Estate of
Lillie Mai Smith

JANIE GRACE BROADHEAD
EXECUTRIX OF THE ESTATE OF
LILLIE MAI SMITH

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Janie Grace Broadhead, Executrix of the Estate of Lillie Mai Smith,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18 day of **April,** 2007.

My commission expires: September 22, 2007

Lee A. Cohen

Notary Public

