WARRANTY DEED



Davidson County DEEDWARR
Recvd: 05/14/07 14:33 2 pgs
Fees:13.00 Taxes:1476.30



20070514-0057595

State of Tennessee)
County of Davidson)

07-04-036-C

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th day of May, 2007

J. Brandon Miller
Notary Public

My Commission Expires: 01/03/11 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
DAVID W. SMITH and STEPHEN D. NIX	NEW OWNERS	84-15
(NAME) 101 FAIRWAY DRIVE	(NAME)	155.00 & 156.00
(ADDRESS) NASHVILLE, TN, 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **JAMES R. GILCHRIST, married JANET D. GILCHRIST, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DAVID W. SMITH, UNMARRIED and STEPHEN D. NIX, UNMARRIED**, as joint tenants with common law rights of survivorship, hereinafter called the Grantee(s), and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lots Nos. 16 & 17A on the Plan of Resubdivision of Lot 16, R.D. Stanfords Subdivision, of record in Book 5800, Page 106, said Register's Office to which plan reference is hereby made for a complete legal description.

BEING all the same property conveyed to James R. Gilchrist and Janet D. Gilchrist, husband and wife, by Deed from Lawrence Joseph Hertzog and Kathleen M. Hertzog, husband and wife, of record in Book 11543, Page 533, Register's Office for Davidson County, Tennessee, dated 6-25-99.

2007 taxes and all subsequent years, a lien not yet due and payable.

BEING unimproved ☒ property known as: 99 FAIRWAY DRIVE, NASHVILLE, TN 37214
Improved ☒ property known as: 101 FAIRWAY DRIVE, NASHVILLE, TN 37214
(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 7th day of May, 2007.

JAMES R. GILCHRIST

JANET D. GILCHRIST

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 **JAMES R. GILCHRIST, married JANET D. GILCHRIST, married**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 7th day of May, 2007.

My Commission Expires: 01/03/11

Notary Public

SCOTT D. WELLS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON