Davidson County DEEDWARR
Recvd: 06/05/07 14:38 2 pgs
Fees:13.00 Taxes:962.00

20070605-0067134

WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010

State of Tennessee
County of Davidson
Actual consideration or value for this transfer is $260,000.00

Affiant

Subscribed and sworn to before me
This 31 day of May, 2007

Notary

Send tax bills to:

Address of new owners:
1210 Dallas Avenue
Nashville, TN 37212

New owner

Map & Parcel:
118-1-50

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, I **Cecilia E. Smith, Unmarried** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Beverly Waller McIness, unmarried** hereinafter called the Grantee, her heirs 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 the westerly 52.5 feet of Lot No. 19 and the easterly 5.0 feet of Lot No. 18, as shown on the map entitled Victoria Place, of record Book 332, page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said parts of Lot Nos. 18 and 19 front together 57.5 feet on the northerly side of Dallas Avenue and extends back 174.0 feet, more or less, on the easterly line and 168.0 feet, more or less, on the westerly line to a dead line in the rear, measuring 57.5 feet thereon.

Being the same property conveyed to Cecilia E. Smith, Unmarried, by deed from Schleicher & Harkey Properties, a partnership composed of James M. Schleicher and William E. Harkey of record in Book 9852 Page 303, Register's Office for Davidson County, Tennessee.

The 2007 County property taxes have been prorated between the two parties.

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

Matters shown on the Plan of Victoria Place of record in Book 332, Page 10, Registers Office for Davidson County, Tennessee.

x The property is improved with an address of: 1210 Dallas Avenue Nashville, TN 37212

OR The property is unimproved.

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Witness my hand this 31 day of May, 2007.

Cecilia E. Smith

Cecilia E. 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 Cecilia E. Smith, 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 purposed therein contained.

Witness my hand and official seal this 31 day of May, 2007

Tabatha Edwards
Notary Public

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007

Commission expires: 11/24/07