207

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/12/07 10:34 3 pgs
Fees:18.00 Taxes:331.89
20070612-0070289

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF June 2007

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: 3-20-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen M. McGlathery (NAME)	Guaranty Trust Company (NAME)	MAP 53-3
1607 Debow Street (ADDRESS)	316 Robert Rose Drive (ADDRESS)	PARCEL 326 & 327
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Steve A. Smith and wife, Lindsay Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen M. McGlathery

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT No. 1:
Being Lot No. 220-216, Section "C", Village of Old Hickory as shown on the revised plat recorded April 10, 1951, of record in Book 1835, page 52, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description of said lot.

TRACT No. 2:
A certain tract or parcel of land in the Fourth Civil District of Davidson County, Tennessee, described as follows, to wit: Being Lot No. 288, Section "C", Village of Old Hickory, as shown on the revised plan recorded June 15, 1950, in Book 1835, page 3, Register's Office for Davidson County, Tennessee. The following is INCLUDED in the above description, but EXCLUDED therefrom; Being a part of Lot No. 288 of the Resubdivision of Section C, DuPont Subdivision, of record in Book 1835, page 3, and more particularly described as follows: Beginning at the point of intersection of the northeasterly margin of Old Hickory Boulevard (State Route 45) and the easterly margin of Debow Street; thence along the said easterly margin North 0 degrees 28 minutes East 54 feet, more or less, to a point; thence along a curve left having a radius of 42.5 feet southeasterly for 39 feet, more or less, to a point; thence South 47 degrees 48 minutes East 72 feet, more or less, to a point; thence southerly 33 feet, more or less, to a point in the said northeasterly

CONTINUED

unimproved ( )
This is improved (X) property, known as 1607 Debow Street, Old Hickory, TN 3713
(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 our hand s this 8th day of June, 2007

Steve A. Smith

Lindsay Smith

LEGAL DESCRIPTION CONTINUATION

margin; thence along the said northeasterly margin North 47 degrees 48 minutes West 92.7 feet to the point of beginning.

BEING the same property conveyed to Steven A. Smith, unmarried by Warranty Deed in Instrument No. 20000428-0042086, dated April 7, 2000, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.

Lindsay Smith joins in this conveyance for the purpose of conveying all right, title and interest in and to said property, marital or otherwise.

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 Steve A. Smith and wife, Lindsay Smith

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 Goodlettsville, Tennessee, this 8th day of June 2007.

Commission expires 3-20-10

Notary Public

STATE OF TENNESSEE
COUNTY OF

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public