Davidson County DEEDWARR
Recvd: 06/27/07 11:22 2 pgs
Fees:13.00 Taxes:1202.13
20070627-0076712

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $324,900.00

Carol F Smith
Affiant

Subscribed and sworn to before me, this 25 day of June, 2007.

Notary Public
My commission expires: 3/29/11

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

03-0706-34779

Address of New Owner:	Send Tax Bills to:	Tax Information
Carl F. Smith 206 50th Avenue North Nashville TN 37209	SAme	91-15-292

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Pamela Jill Miller and James R. Thomas, III, both unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Carl F. Smith and wife, Carol F. Smith, hereinafter called the Grantees, their successors 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 southerly half of Lot No. 812 and westerly 35 feet of the southerly half of Lot No. 810 of Block No. 36 on the Map of Charlotte Park Company's First Addition, as of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee.

Said part of Lot Nos. 812 and 810 front 75 feet on the easterly side of 50th Avenue North, formerly 9th Street, and run back between parallel lines, with the northerly margin of an alley, 95 feet to a dead line.

Being the same property conveyed Pamela Jill Miller by deed from Michelle Robin Bondurant Harte n/k/a Michelle Robin Bondurant, dated 07/01/97, recorded 07/02/97, of record in Book 10515, Page 317, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Pamela Jill Miller and James R. Thomas, III, joint tenants with right of survivorship by deed from Pamela Jill Miller, dated 11/27/00, recorded 12/04/00, of record in Instrument No. 20001204-0118497, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on the plan of record in Book 57, Page 103, said Register's Office.

This property is improved property known as 206 50th Avenue North, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 25th day of June, 2007.

Pamela Jill Miller

James R. Thomas, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Pamela Jill Miller and James R. Thomas, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 25th day of June, 2007.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09