Davidson County DEEDWARR
Recvd: 07/03/07 11:41 2 pgs
Fees:13.00 Taxes:962.00

20070703-0079366

WARRANTY DEED

ET-07-0343

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF June, 2007

Notary Public

MY COMMISSION EXPIRES: 6/30/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS. (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roche Properties of Tennessee,	Roche Properties of Tennessee,	
2839 Logan Street	(NAME) 2839 Logan Street	119-09 206.00
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JERRY A. SMITH, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROCHE PROPERTIES OF TENNESSEE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND LOCATED IN THE 16TH COUNCILMAN DISTRICT OF DAVIDSON COUNTY, TENNESSEE, NORTH OF THOMPSON LANE ON THE WESTERLY MARGIN OF LOGAN STREET, SAID LAND DESCRIBED ACCORDING TO A SURVEY DATED 6-6-07 BY CAMPBELL, MCRAE AND ASSOCIATES SURVEYING, INC. (JOHN HOOD T.N.R.L.S. NO. 1838) AS FOLLOWS:

COMMENCING AT AN IRON ROD (OLD) IN THE WESTERLY MARGIN OF LOGAN STREET, SAID POINT BEING THE SOUTHEAST CORNER OF JAMES R. GEORGE AND PAUL G. GOODMAN (INSTRUMENT #20030512-0063131 R.O.D.C., TN.).

THENCE WITH THE WESTERLY MARGIN OF LOGAN STREET N 08 DEGREES 45' 34" E 57.50 FEET TO AN IRON ROD (OLD) AND THE TRUE POINT OF BEGINNING, SAID POINT BEING THE NORTHEAST CORNER OF GEORGE AND GOODMAN, AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE LEAVING THE MARGIN OF LOGAN STREET WITH THE NORTHERLY LINE OF GEORGE AND GOODMAN N 84 DEGREES 02' 26" W 129.84 FEET TO AN IRON ROD (OLD), IN THE WESTERLY LINE OF J.H. CAMPBELL (BOOK 1938, PAGE 327 - LOT 13, LOT 14 AND PART OF LOT 15, PARKWAY SUBDIVISION, BOOK 974, PAGE 62 R.O.D.C., TN.); AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED LAND;

THENCE WITH THE WESTERLY LINE OF CAMPBELL N 05 DEGREES 34' 25" E 85.00 FEETTO AN IRON ROD (NEW) IN THE SOUTHERLY LINE OF BENTON G. MCKNIGHT, J.E. LANCASTER AND J.K. LANCASTER (BOOK 7273, PAGE 149 R.O.D.C., TN.), SAID POINT BEING THE NORTHEAST CORNER OF CAMPBELL AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED LAND;

THENCE WITH THE SOUTHERLY LINE OF BENTON AND LANCASTER S 84 DEGREES 00' 00" E 135.00 FEET TO AN IRON ROD (OLD) IN THE WESTERLY MARGIN OF LOGAN STREET, SAID POINT BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED LAND;

THENCE WITH THE WESTERLY MARGIN OF LOGAN STREET S 09 DEGREES 03' 00" W 85.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.26 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JERRY A. SMITH, MARRIED, BY WARRANTY DEED FROM ROBERT J. SHAUB, UNMARRIED, RECORDED APRIL 18, 2006, IN INSTRUMENT NO. 20060418-0043906, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Subject to any and all existing restrictions and easements of record if any.

unimproved ( )
This is improved (X) property, known as 2839 Logan Street, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this 29th day of June, 2007.

Jerry A. Smith

Donna Smith

STATE OF Tennessee
COUNTY OF Wilson

On this the 29th day of June, 2007, before me personally appeared Jerry A. Smith and wife, Donna Smith to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th day of June, 2007.

Notary Public

My Commission Expires: 6/30/10



RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520