Record & Return to

COVENANT TITLE & ESCROW
100 NORTH MAIN STREET
GOODLETTSVILLE, TN 37072

Davidson County DEEDWARR
Recvd: 09/17/07 14:53 2 pgs
Fees:13.00 Taxes:481.00
20070917-0111295

State of Tennessee
County of DAVIDSON
The actual consideration or value whichever is
Greater, for this transfer is $ 130,000.00

Affiant

Subscribed and sworn to before me, this the
4th day of September, 2007

Notary Public

My Commission Expires: 3/24/2011

STACY COATES NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Covenant Title & Escrow 100 North Main Street, Goodlettsville, TN 37072

ADDRESS NEW OWNERS:
Michael S. Smith
104 Glen Leven Way
Hendersonville, TN 37075

SEND TAX BILLS TO:
SAME

MAP & PARCEL:
041-07-0-193.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter name Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged by the Grantor, **Louise Nichols Slaton , widow** said Grantor does hereby bargain, sell, transfer and convey unto **Michael S. Smith, married** 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:

LAND in Davidson County, Tennessee, being the easterly 30 feet of Lot No. 16, all of lot No. 17 and the westerly 10 feet of Lot No. 18 of Block "A" on the Plan of Broadmoor, as shown on plat of record in Plat Book 547, page 161-162, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said part of Lot No. 16, all of Lot No. 17, and part of Lot No. 18 front together 90 feet on the northerly side of Maplewood Avenue (Lane) and run back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Earl Slaton and wife, Louise Nichols Slaton by Deed of record in Book 5400, Page 679 recorded 2/22/1979, Register's Office for Davidson County, Tennessee. The said Earl Slayton having since died on MARCH 06, 2003, property now vest in Louise Nichols Slayton

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Commonly known as: 1015 Maplewood Drive , Nashville, TN

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said GRANTEES, their heirs and assigns forever; and we do convenant 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 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 my hand this 4th day of September , 2007

Louise Nichols Slaton

Louise Nichols Slaton

STATE OF Tennessee
COUNTY OF Davidson

On this 4th day of September, 2007, before me personally appeared Louise Nichols Slaton to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution of the same to be his/her/their free act and deed. Witness my hand and official seal.

Notary Public

My Commission Expires: 3/21/2011

STACY COAKE
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

L n s