WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

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 $ 18,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF September, 2007

19th

Deanie L. Gregory
Notary Public

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

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry N. Smith (NAME)	same as new owner (NAME)	044150011300
245 Hillcrest Drive (ADDRESS)	(ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	(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, Betty Sue Agee and Billy Joe Ezell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, Jerry N. Smith and wife Mary Louise Smith

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:

See attached Exhibit "A"

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2007 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO all matters appearing on the Plan of Village of Old Hickory, as of record in Book 1424, Page 65 in the Register's Office for Davidson County, Tennessee. Subject to easements set out in deed of record in Book 1915, Page 418, Register's Office for Davidson County, Tennessee, and subject to Order for Demolition or removal of structure recorded by Metropolitan Government of Nashville and Davidson County, Tennessee, Department of Codes Administration of record as Instrument No. 20030304-0028255 in the Register's Office for Davidson County, Tennessee; Property Standards Code Repair Inspection recorded by Metropolitan Government of Nashville and Davidson County, Tennessee, Department of Codes Administration of record as Instrument No. 20040114-0005968 in the Register's Office for Davidson County, Tennessee; Notice of Vacated Property recorded by Metropolitan Government of Nashville and Davidson County, Tennessee, Department of Codes Administration of record as Instrument No. 20041019-0125879 in the Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 09/20/07 14:42 3 pgs
Fees:18.00 Taxes:68.45

20070920-0112745

unimproved ( )
This is improved (X) property, known as 912 DeBow Street, Old Hickory, TN 37138
(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 19th day of September, 2007

Betty Sue Agee
Betty Sue Agee

Billy Joe Ezell
Billy Joe Ezell

STATE OF TENNESSEE
COUNTY OF Hamilton

Personally appeared before me, the undersigned authority, a Notary Public of the State and County aforesaid, the within named **Billy Joe Ezell**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Soddy Daisy, Tennessee, this the 17 day of September, 2007.

KIMBERLY M. DOBBS
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

Commission expires:
Aug 24, 2008

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public of the State and County aforesaid, the within named Betty Sue Agee, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this the 19th day of September, 2007.

Commission expires:
3-20-2010

Deanie L. Gregory
Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 42, Section D, Village of Old Hickory, as shown on plan recorded July 16, 1948 in Book 1424, Page 65 in the Register's Office for Davidson County, Tennessee located on the northwest corner of the intersection of DeBow and Tenth Streets, containing 0.09 acres, more or less.

Being the same property conveyed to Gladys Alsup Ezell and Lester C. Ezell, Jr. as joint tenants with right of survivorship by deed from E. I. duPont deNemours and Company in Book 1915, Page 418, Register's Office for Davidson County, Tennessee. The interest of the said Lester C. Ezell, Jr. was divested out of the said Lester C. Ezell, Jr. and vested in Betty Sue Ezell by Final Decree, dated August 25, 1965 of the Fourth Circuit Court of Davidson County, Tennessee of record in Book 3927, Page 819, Register's Office for Davidson County, Tennessee thus severing the joint tenancy with right of survivorship. Gladys Alsup Ezell and Betty Sue Ezell then owning subject property as tenants in common. The said Gladys Alsup Ezell having since died on March 16, 1976 without a Will. The heirs-at-law of the said Gladys Alsup Ezell are as follows: Billy Joe Ezell, a son plus the children of a deceased son, Lester C. Ezell, Jr. Those children are Forrest N. Ezell, Lynn Ezell Beery and John K. Ezell. The said Betty Sue Ezell acquired the interests of Forrest N. Ezell, Lynn Ezell Beery and John K. Ezell by Quitclaim Deed dated January 16, 2007 which instrument is being recorded simultaneously herewith as Instrument No. 20070920-0112744 in the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 912 DeBow Street, Old Hickory, TN 37138