WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$120,000.00.**

Affiant

Subscribed and sworn to before me this 16 day of Oct, 2007

Notary Public
My Commission expires: 11-14-2009
(Affix Seal)

DAPHNE M. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 10/17/07 10:27 3 pgs
Fees:18.00 Taxes:444.00
20071017-0123035

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
William Smallman	SAME	105-07-0-263.00
827 Horner Avenue		
Nashville, TN 37204		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Flora M. Knox**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **William Smallman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Block 3 on the Map of Hamilton Subdivision as of record in minute Book 1, page 97, County Court for said County, being Lot No. 13 and the easterly 10 feet of Lot No. 14 on the unrecorded subdivision of said Block No. 3, described as follows:

Beginning on the southerly margin of Hamilton Avenue at a point 60 feet east of the easterly margin of Pillow Street; thence with tthe southerly margin of said avenue eastwardly 60 feet to the corner of Lots Nos. 12 and 13 on said unrecorded paln; thence with the line between said two lots southwardly 167-1/2 feet to the northerly margin of an alley; thence with said alley westwardly 60 feet to a point 60 feet east of the easterly margin of Pillow Street; thence northwardly 167-1/2 feet to the beginning.

Being the same property conveyed to Rufus Knox and wife, Flora M. Knox, by deed from H.R. Woods, Trustee, on October 11, 1984, of record in Book 7155, page 106, Register's Office for Davidson County, Tennessee. The said Rufus Knox having died leaving said property to Flora M. Knox by right of survivorship.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 1, page 97, County Court, Davidson County, Tennessee.

This is improved property known as: **521 Hamilton Ave., Nashville, TN 37203**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this October 16, 2007.

Flora M. Knox by Kelvin L. Walker as Attorney in Fact

Flora M Knox
by Kelvin L. Walker,
attorney-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Kelvin L. Walker with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Flora M. Knox the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Flora M. Knox, the bargainor(s), by the said Kelvin L. Walker, as Attorney-in-Fact.

WITNESS my hand and seal, this 16th day of October, 2007.

_____ My Commission Expires: 8/23/11
NOTARY PUBLIC



I, Elizabeth Maison, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Elizabeth Maison
Signature

State of TN
County of Davidson

Personally appeared before me, ~~Elizabeth~~ Daphne M Davis a notary public for this county and state, Elizabeth Maison, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Daphne M. Davis
Notary's Signature

My commission expires: 11-14-2029

DAPHNE M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)