LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 08/23/2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ALLISON S. KERR	**MERRILL LYNCH CREDIT CORP.**	**091-15-0-081.00**
(NAME) **5303 NEVADA AVENUE**	(NAME) **2001 BISHOPS GATE BLVD.**	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS) **MT. LAUREL, NJ 08054**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, DELBERT H. SMITH, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALLISON S. KERR,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Northeasterly part of Block 14 on the Map of Realty Savings Bank & Trust Co.'s, Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for said County, and described partly according to a survey made by W. T. Turner Company, Engineers, December 30, 1949 as follows:

Beginning at an iron pin in the southerly margin of Nevada Avenue at the northeast corner of said Block, the northwest corner of a 50 foot strip adjoining said Block on the east, said pin being 50 feet west of the west margin of 53rd Avenue North; thence southerly parallel to the west margin of said 53rd Avenue North 170 feet to a point; thence westerly 93 feet, more or less to a point; thence northerly along a fence 170 feet to an iron pin in the south margin of Nevada Avenue; thence with the margin of the same easterly 96.5 feet to the point of beginning.

Being the same property conveyed to Delbert H. Smith and wife, Gladys Florence Meechem Smith by deed dated March 12, 1955 from Julius B. Parman and wife, Nellie Lovett Parman of record in Book 2346, page 409, Register's Office for Davidson County, Tennessee. The said Gladys Florence Meechem Smith having since died.

Delbert Hooper Smith and Delbert H. Smith are one and the same person.

See Power of Attorney for Delbert Hooper Smith of record as Instrument No. 20071108-0132045, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Taxes for 2008 and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Plat Book 421, page 18, said Register's Office; Easement to the City of Nashville for sanitary sewers of record in Book 1809, page 462, said Register's Office.

Davidson County DEEDWARR
Recvd: 11/21/07 11:22 2 pgs
Fees:13.00 Taxes:814.00

20071121-0136326

Unimproved ( )
This is improved(X) property, known as 5303 NEVADA AVENUE, NASHVILLE, TN 37209
(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, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 19 **day of November, 2007.**

Delbert H Smith
By: Alan M. Smith, Attorney
In Fact For Delbert H. Smith

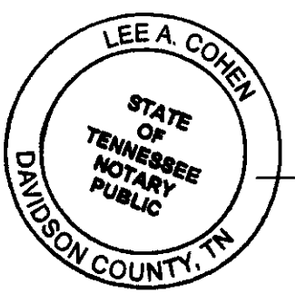
DELBERT H. SMITH
BY: ALAN M. SMITH, ATTORNEY
IN FACT FOR DELBERT H. SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of November 2007, before me personally appeared Alan M. Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Delbert H. Smith, and who acknowledged that he executed the same as the free act and deed of Delbert H. Smith.

Witness my hand and official seal at Nashville, Tennessee this 19th day of **November, 2007.**

My Commission expires: **August 23, 2011**



Lee A. Cohen
Notary Public