Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $145,000.00

Affiant

Subscribed and sworn to before me, this 15 day of Nov, 2007.

Heidi Jo Clayton
Notary Public
My commission expires: 7/25/09

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County

BOX 13
13899

03-0709-34963

Address of New Owner:	Send Tax Bills to:	Tax Information
Brian Matthew Smith	New add.	92-13-0-258
~~3723 Nevada Avenue~~ 4008 Lealand Lane		
Nashville TN 37209		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Rubin Cockrell, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Brian Matthew Smith, hereinafter called the Grantees, their successors 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 more particularly described as follows:
>
> Being the easterly 60 feet of Block 29 on the Map of Charlotte Park Second Addition extended, as of record in Book 421, Page 10, Register's Office for Davidson County, Tennessee and further described follows: Beginning at a point in the southerly margin of Nevada Avenue extended 105 1/2 feet from the southeast corner of Nevada Avenue extended and a street; thence 60 feet along the southerly margin of Nevada Avenue to a stone on the westerly margin of an alley; thence with said alley 152.1 feet to the northerly margin of another alley; thence with the northerly margin of the last mentioned alley westerly 60 feet; thence northerly 60 feet; thence northerly 150 feet to the point of beginning.
>
> Being the same property conveyed to Rubin Cockrell by deed from Latifa Brown, unmarried and Kenneth Boatswain, unmarried, dated 12/18/06, recorded 01/11/07, of record in Instrument No. 20070111-0004828, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 3723 Nevada Avenue, Nashville, TN 37209.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 11/27/07 10:46 2 pgs
Fees:13.00 Taxes:536.50

20071127-0137555

WITNESS my hand this 15th day of November, 2007.

Rubin Cockrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rubin Cockrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 15th day of November, 2007.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

