Davidson County DEEDWARR
Recvd: 12/28/07 10:27 3 pgs
Fees:18.00 Taxes:906.50
20071228-0148328

Prepared by:
Amy Cross Nance
Attorney at Law
111 Southeast Parkway Ct Suite 200
for
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, this transfer is $245,000.00

Affiant

Subscribed and sworn to before me, this 21st day of December 2007.

Notary Public
My commission expires: 12/6/2010

JOEY SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXPIRES: 12/6/2010
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
The Oakmont Group, LLC	Community First Bank & Trust	105-13-0-374.00
925 Waldkirch Ave. Nashville TN 37204	501 S. James Campbell Blvd., P.O. Box 1037 Columbia, TN 38401	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Gwendolyn G. Smith, Damita Gordon, and Jeaneen Richard, and Phillip Hyde hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to The Oakmont Group, LLC hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the westerly part of Lot No. 3 on the plan of the Lands of Jacob Schmidt heirs, as of record in Book 547, page 120, Register's Office for said County, described as follows:

Beginning at a point, an iron spike in the south margin of Waldkirch Avenue, 137 feet east from the easterly margin of 10th Avenue South; thence southerly 188 feet to the north margin of an alley; thence easterly 70 feet to the corner of lots 3 and 4; thence leaving the line between said lots, running northerly 114 feet to an iron pin just west of the line between said lots and continuing northerly 74 feet to the common corner of said lots in the south margin of Waldkirch Avenue; thence with the margin of said Avenue, westerly 70 feet to the point of beginning.

Being the same property a remainder interest in which was conveyed to Gwendolyn G. Smith and Flora Hyde, with a life estate reserved to Nathaniel Reynolds and Georgia M. Reynolds for their joint lives, by deed of record as instrument number 200005100047450, in the Register's Office for Davidson County, Tennessee. Flora Hyde conveyed her interest to Nathaniel Reynolds by deed of record in Instrument No. 20050527-0060368. Georgia M. Reynolds (a/k/a Georgia W. Reynolds) died on 01/22/2004. Nathaniel Reynolds died testate on 01/26/2006, leaving twenty-five percent of his one half interest to Flora Hyde, leaving twenty-five percent of his one half interest to Damita Gordon, and leaving fifty percent of his interest to Gwendolyn G. Smith. Flora Hyde died intestate on October 30, 2007 leaving as her sole heirs at law, Jeaneen Richard and Phillip Hyde as evidenced by Affidavit of Heirship of record in Instrument No. 20071228-0148 Regsiter's Office for Davidson County, Tennessee.

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This conveyance is made subject to the following: 1) 2008 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of record in Book 547, page 120. 3) Any and all easements and restrictions showing and not showing of record.

This property is improved property known as 925 Waldkirch Ave., Nashville, Tennessee 37204

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 21st day of December, 2007.

Gwendolyn G. Smith

Gwendolyn G. Smith

Damita Gordon

Damita Gordon

Jeaneen Richard

Phillip Hyde Phillip Hyde

By: Gwendolyn G. Smith Attty in Fact

Gwendolyn G. Smith Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Gwendolyn G. Smith, [redacted] Damita Gordon, and Jeaneen Richard, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 21st day of December, 2007.

Notary Public

My Commission expires: 3/29/11

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 21st day of December, 2007 before me personally appeared Gwendolyn G. Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf Phillip Hyde acknowledged that such person executed the same as the free act and deed of Phillip Hyde.

Notary Public

My Commission expires: 3/29/11

FILE NO: 05637

