03

Realty Title Box 48A

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 $41,000.00

Affiant

Subscribed and sworn to before me, this 18th day of January, 2008.

Notary Public
My commission expires: 02/22/09

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN.

03-0801-35187

Address of New Owner:	Send Tax Bills to:	Tax Information
Stephen L. Smith	Stephen L. Smith	081-12-0 252.00
2533 Miami Avenue	1523 Arthur Avenue	
Nashville, TN 37214	Nashville, TN 37208	

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, Mark Hayes, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Stephen L. 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 the northerly 24.5 feet of Lot No. 352 on the Plan of McGavock,Wetmore and Others First Addition to Nashville, called the Town of McGavock, of record in Book 21, Page 23, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark Hayes by deed from Deutsche Bank Trust Company America's as Trustee of record in Instrument No. 20080123-0006866, Register's Office for Davidson County, Tennessee.

Subject property is not now, and never has been, the residence of the grantor herein, nor any spouse or assigns.

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 1523 Arthur Avenue, Nashville, TN 37208

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: 01/23/08 08:34 2 pgs
Fees:13.00 Taxes:151.70
20080123-0006867

WITNESS my hand this 18th day of January, 2008.

Mark Hayes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mark Hayes, 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 18th day of January, 2008.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

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WILLIAMSON COUNTY, TN