THIS INSTRUMENT PREPARED BY:
Natchez Title & Escrow, LLC
717 Old Hickory Boulevard, Suite A
Brentwood, TN 37027

SEND TAX BILLS TO:
First Tennessee Home Loans
4000 Horizon Way
Irving, TX 75064

MAP PARCEL NUMBERS
Map & Parcel No. 83-07-O-75.00

Davidson County DEEDWARR
Recvd: 03/07/08 10:12 2 pgs
Fees:13.00 Taxes:310.80



20080307-0023108

WARRANTY DEED

THIS INDENTURE, made and entered into this 29th day of February, **2008**, by and between **Jaivonna Demetrice Bryant**, party of the first part, and **Edward Smith and Maho Smith, husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of **$84,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 4 on the plan of McCarn Subdivision of record in Book 2854, page 121, Register's Office for said County.

SAID Lot No. 4 fronts 50.0 feet on the westerly margin of Washington Avenue and extends back between parallel lines 135.0 feet to a dead line.

BEING the same property conveyed to Maggie S. Mitchell by deed from Joseph A. Spicer and spouse, Juanita M. Spicer of record in Instrument No. 20001010-0100439, by deed dated 10/6/00, Register's Office for Davidson County, Tennessee. The said Maggie S. Mitchell has since died leaving no spouse and two children as her heirs at law, Charles Anthony Mitchell and Jaivonna Demetrice Bryant. BEING further conveyed to Jaivonna Demetrice Bryant by Quitclaim Deed from Charles Anthony Mitchell of record in Instrument No. 20080211-00137058, recorded 2/11/08, said Register's Office. An Affidavit of Heirship providing supporting evidence of the aforementioned is recorded in Instrument No. 20080307-0023107 ,said Register's Office.

The above referenced property is also known as 809 Washington Avenue, Nashville, TN 37206.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); andy and all matters appearing of record in Book 2854, page 121; Restrictive Covenants of record in Book 3129, page 458; and any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

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 said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part 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.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

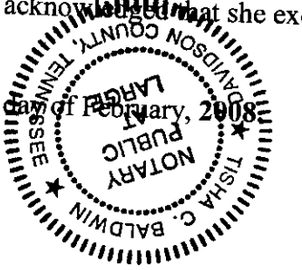
Jaivonna Demetrice Bryant

Jaivonna Demetrice Bryant

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jaivonna Demetrice Bryant** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 29th day of February, **2008**.



My commission expires 3-7-11

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$84,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 29th day of February, **2008**.

NOTARY PUBLIC

My commission expires: 6/29/2010



PROPERTY ADDRESS:
809 Washington Avenue
Nashville, TN 37206

Name and address of new owner:
Edward Henderson Smith and Maho Gohko Smith
809 Washington Avenue
Nashville, TN 37206