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 $70,000.00

Cari Allen
Affiant

SONYA M. BRANHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me, this 28th **day of** March, **2008.**

Sonya M Branham
Notary Public
My commission expires: 10/18/2011

03-0803-35293

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
John W. Smith 201 Wiley Street Madison TN 37115	Century 21 Mortgage 3000 Leadenhall Road Mount Laurel, NJ 08054	43-05-0-210

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, Winnie O'Saile, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to John W. Smith, an unmarried man and Glenda G. Cottrell, an unmarried woman, as tenants in common with right of survivorship, 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 Lot No. 10, Block B, on the Map of Overlook Estates, of record in Book 843, Page 105, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Samuel L. O'Saile and wife, Winnie H. O'Saile, by deed from George P. Howell and William H. Howell, dated 5-21-55, recorded 5-25-55, in Book 2400, Page 555, Register's Office for Davidson County, Tennessee. The said Samuel L. O'Saile is now deceased leaving the said Winnie H. O'Saile the surviving tenant by the entirety and sole owner of said land.

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 201 Wiley Street, Madison, TN 37115

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: 04/01/08 13:02 2 pgs
Fees:13.00 Taxes:259.00
20080401-0032542

WITNESS my hand this 28th day of March, 2008.

Winnie O'Saile

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Nashville, TN, this 28th day of March, 2008.

Diane K. Mann
State of Tennessee at Large

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

My Commission expires: 02/22/09