Davidson County DEEDWARR
Recvd: 04/03/08 10:31 3 pgs
Fees:18.00 Taxes:595.70
20080403-0033663

WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,000.00

Carol A. Clawson
Affiant

Subscribed and sworn to before me, this 2nd DAY OF April, 2008.

Notary Public

LAURA D. PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

MY COMMISSION EXPIRES: 10.16.11
(AFFIX SEAL)

P-KW-08-4149

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip Williams	Philip Williams	
204 Ingle Avenue	(NAME) 204 Ingle Avenue	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Goodlettsville, TN 37072	041-085.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOE L. SMITH AND WIFE, JANICE SMITH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PHILIP WILLIAMS AND JANISCA WILLIAMS, HUSBAND AND WIFE,, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in the 10th Civil District of Davidson County, Tennessee, being parts of Lots Nos. 1,2,3, and 4 except the northwest corner thereof in the subdivision of the Thomas J. Shaw Lands, a plan of which is of record in Minute Book "G", page 470, County Court for said County, described according to a survey made by Don Shanklin, Surveyor, November 1966, as follows:

Beginning at a point in the center of Brick Church Pike, said point being south 46 deg. 26 min. east 310 feet from the southeast corner of the Rose Taylor property, of record in Will Book 72, page 89, Probate Court for said County; thence north 35 deg. 12 min. east 177 feet; thence north 36 deg. 30 min. west 134.5 feet to a stake; thence north 2 deg. 27 min. west 320.5 feet to a hackberry; thence north 41 deg. 48 min. east 75.5 feet to an elm; thence south 88 deg. 00 min. east 138 feet to a stake; thence south 66 deg. 8 min. east 133.5 feet to a stake; thence south 17 deg. 17 min. west 703.5 feet, more or less, to the center of Brick Church Pike; thence with the center of the same north 46 deg. 26 min. west 150 feet to the beginning containing 3.1 acres, more or less.

Being the same property conveyed to Joe L. Smith and wife, Valeria A. Smith by deed from Marie E. Koskey, unmarried of record in Book 10281, Page 932 on 11/27/1996 and filed for record on 12/05/1996, Register's Office for said County.
Being the same property conveyed to Joe L. Smith by deed from Valeria A. Smith of record in Instrument 200704180046346 on 12/15/2006 and filed for record on 04/18/2007, Register's Office for said County.

Janice Smith, wife of Joe L. Smith, joins in this conveyance for the expressed purpose of conveying any marital interest she may have in said property.

unimproved ( )
This is improved (X) property, known as 4149 Brick Church Pike, Whites Creek, Tennessee 37189
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this 2nd day of April, 2008.

Joe L. Smith

Janice Smith

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 2nd day of April, 2008, before me personally appeared Joe L. Smith and wife, Janice Smith to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd day of April, 2008.

Notary Public

My Commission Expires: 10.16.11

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959

I, Liz Maison, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

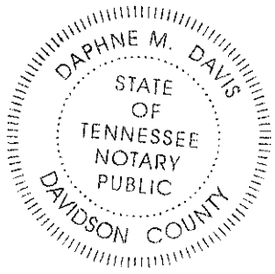
Liz Maison
Signature

State of TN
County of Davidson

Personally appeared before me, Daphne M. Davis, a notary public for this county and state, Liz Maison, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Daphne M. Davis
Notary's Signature

My commission expires: 11-14-09



(Seal)