Davidson County	DEEDWARR
Recvd: 04/29/08 10:36	3 pgs
Fees:18.00 Taxes:273.80	
20080429-0043565	

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
814 East Meade Avenue
Madison, TN 37115
2008040013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $74,000.00

Sworn to and subscribed before me this 25th day of April, 2008.

Affiant

Daphne M. Davis

Notary Public

Exp. 11-14-2009

DAPHNE M. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner:

Adam Ceteras
1007 Chicamauga Avenue
Nashville, TN 37206

Send Tax Bills to:

new owner

Map-Parcel Numbers:

83-5-64.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Erna C. Smith , a widow** , hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Adam Ceteras , unmarried, and Brian Huffine, unmarried,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly 50 feet of the southerly 150 feet of Lot No. 56 on the plan of Stratton and Seymours Addition to Edgefield, now East Nashville, as of record in Book 57, page 23, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 56 fronts 50 feet on the northerly side of Chicamauga Avenue and runs back between parallel lines, 150 feet to an alley, which was established and shown on the plan

of record in Book 332, page 63, Register's Office for Davidson County, Tennessee. Description taken from prior deed of record.

Being the same property conveyed to Oliver N. Smith and wife, Erna C. Smith, by Warranty Deed from Kathey A. James, executed on June 15, 183 and filed for record on June 16, 1983, in Book 6076, Page 691, Register's Office for Davidson County, Tennessee. The said Oliver N. Smith having since died on July 26, 1995.

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

This is improved property known as **1007 Chicamauga Avenue, Nashville, TN 37206.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 25th day of April, 2008

Erna C. Smith

Erna C. Smith

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Erna C. Smith, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of April, 2008.

Kathy J Byers

Notary Public

KATHY J. BYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 5/19/09

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

DAPHNE M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 11-14-09

(Seal)