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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/03/08 08:10 2 pgs
Fees:13.00 Taxes:444.00
20080603-0056169

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$120,000.00**.

Deborah V Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: May 23, 2009.
(AFFIX SEAL)

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23, 2009

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah Smith	SunTrust Mortgage, Inc.	**51-1-85**
(NAME) **1013 Due West Avenue North**	(NAME) 3000 Business Park Circle	**51-1-40**
(ADDRESS) **Madison, TN 37115**	(ADDRESS) Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Johnette Y. Fort, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Deborah Smith, married**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT: I:

LAND in Davidson County, Tennessee, being known as Map 51-1, Parcel 85 Assessor's Office for said County, and being more particularly described according to a survey by John B. Kohl, III, dated August 5, 1993 as follows:

BEGINNING at a point in the southerly margin of Due West Avenue North, said point being the common front corner to this property and that tract referenced in Deed Book 5804, page 164; thence leaving said margin, South 500 feet to a point; thence easterly 108.68 feet to a point; thence continuing along said line, an additional 108.68 feet to a point; thence northerly 144 feet to a point being a common corner to that property conveyed in Book 4019, page 733, said Register's Office; thence with the rear line of said property, westerly 47 feet to a point; thence continuing with said rear line northwesterly 87 feet to a point; thence northerly 281 feet to a point in the margin of said Avenue; thence with said margin 100 feet to the point of BEGINNING.

TRACT II:

LAND in Davidson County, Tennessee, being shown as 51-01-0-040.00 on Metro Tax Maps and being further described as follows:

BEGINNING at a point located 300 feet, mor or less, south of the northwesterly corner of the Stephens property at the margin of Due West Avenue (North), Deed Book 9043, page 469, Register's Office for Davidson County, Tennessee; thence from said point of beginning, South 200 feet, more or less, to a point; said point being the southwest corner of said Stephens tract; thence west 100 feet, more or less, to a point, common corner with property conveyed in Book 5804, page 164; thence North 200 feet, more or less, to a point; thence, East 100 feet, more or less, to the point of BEGINNING.

BEING the same property conveyed to Johnette Y. Fort, unmarried by Warranty Deed from Harshaw Construcion Co., Inc. dated October 12, 2005 and filed for record in Instrument No. 20051014-0124169 in the Register's Office for Davidson County, Tennessee.

unimproved ☒
This is improved ☐ property, known as **1013 Due West Avenue North, Madison, TN 37115**
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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.

Witness my hand this **30th day of May, 2008**.

Johnette Y. Fort

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared Johnette Y. Fort, unmarried with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself/themselves to be the person(s) who executed the foregoing instrument for the purpose therein contained, and that he/she/they executed the same as his/her/their free act and deed

Witness my hand and official seal at Nashville, Tennessee this 31st day of May, 2008.

Commission expires: May 23, 2009

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23, 2009

I. Dyke Tatum Notary Public