WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/18/08 16:02 3 pgs
Fees:18.00 Taxes:264.86
20080718-0074174

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $71,584.29.

Affiant

Subscribed and sworn to before me this 18th day of July, 2008.

Notary Public
My Commission expires: 8/23/11
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
William Smallman	SAME	105-07-0-216.00
827 Horner Avenue		
Nashville, TN 37204		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Charles H. Douglas**, * hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **William Smallman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

* Sr.

Being the easterly 50 feet of Block No. 5 on the map of Hamilton Subdivision, as of record in Minute Book 1, page 97, County Court for Davidson County, Tennessee

Said part of Block No. 5 fronts 50 feet on the northerly side of Hamilton Avenue and runs back between parallel lines with the westerly margin of Pillow Street, 167 1/2 feet to an alley.

Being the same property conveyed to Charles H. Douglas and wife Verda L. Douglas, by deed from Julian A. Gay, on June 10, 1994, of record in Book 9384, page 54, Register's Office for Davidson County, Tennessee. The said Verda L. Douglas having died leaving property to Charles H. Douglas by right of survivorship.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Minute Book 1, page 97, Register's Office Davidson County, Tennessee.

This is improved property known as: **530 Hamilton Avenue, Nashville, TN 37203**

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 GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE 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.

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 our hands this July 18, 2008.

Charles H. Douglas, SR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and Official Seal at office this July 18, 2008.

My commission expires 8/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

DAPHNE M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)