WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

B-CP-08-531

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF July, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alicia A. Cone	Southeast Financial Federal Credit Union	
531 Belle Pointe Court (ADDRESS)	220 South Royal Oaks Blvd. (NAME) (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Franklin, TN 37064 (CITY) (STATE) (ZIP)	142-10-B-59.00CO

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 ESTATE OF FREDRICK MCFARLIN SMITH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ALICIA A. CONE, UNMARRIED, 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 DAVIDSON COUNTY, TENNESSEE, BEING LOT 59, BELLE POINTE, PHASE IV, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGE 44, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO FREDERICK M. SMITH AND WIFE, TAMARA T. SMITH BY WARRANTY DEED FROM BARRY CONSTRUCTION CO., INC., RECORDED ON THE 16TH DAY OF OCTOBER, 1986 IN BOOK 7010, PAGE 915, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE SAID TAMARA T. SMITH HAVING PREDECEASED FREDERICK M. SMITH. SAID WILLIAM A. SHIPP, JR. AS EXECUTOR OF THE ESTATE OF FREDERICK M. SMITH HAS THE FULL POWER TO SALE AND CONVEY SUBJECT PROPERTY WITHOUT JOINDER OF ANY BENEFICIARY AS SET OUT IN LAST WILL & TESTAMENT AS RECORDED IN DOCKET #07P1847 IN THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 6900, PAGE(S) 44; BOOK 6689, PAGE 772, AMENDED IN BOOK 6702, PAGE 409, BOOK 6774, PAGE 774, BOOK 6862, PAGE 292 AND SUPPLEMENTED IN BOOK 6959, PAGE 766; BOOK 6689, PAGE 783, BOOK 7409, PAGE 224, BOOK 7851, PAGE 215 AND BOOK 9319, PAGE 443 AND INSTRUMENT NO. 2002013-00013252; BOOK 6762, PAGE 261 AND BOOK 8016, PAGE 858; BOOK 6999, PAGE 982; INSTRUMENT NO. 20051027-0130021, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 531 Belle Pointe Court, Nashville, Tennessee 37221
(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.

Davidson County DEEDWARR
Recvd: 07/29/08 13:34 2 pg
Fees:13.00 Taxes:536.50
20080729-0077469

Witness my/our hand(s) this 16th day of July, 2008.

Estate of Fredrick McFarlin Smith

BY: _____
William A. Shipp, Jr., Executor

STATE OF Tennessee
COUNTY OF Davidson

On this the 14th day of July, 2008, before me personally appeared William A. Shipp, Jr., Executor of the Estate of Fredrick McFarlin Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 14th day of July, 2008.

_____
Notary Public

My Commission Expires: 7-24-10



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903