Davidson County DEEDWARR
Recvd: 08/18/08 11:57 2 pgs
Fees:13.00 Taxes:196.96
20080818-0084569

THIS INSTRUMENT PREPARED BY:
BELL TITLE & ESCROW, INC.
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

# WARRANTY DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PAR. NO. |
|---|---|---|
| ANN JAMES | SAME | 07209003700 |
| 120 SCENIC VIEW ROAD | | |
| OLD HICKORY, TENNESSEE 37138 | | |

FOR AND IN 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, Gregory S Smoak, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Ann James and Richard Escue, wife and husband, hereinafter called the Grantees, 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 NO. 39 ON THE PLAN OF VICTORY HEIGHTS SUBDIVISION, AS OF RECORD IN BOOK 1130, PAGE 97, IN THE REGISTER'S OFFICE FOR SAID COUNTY.

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF CHICKASAW AVENUE AT THE CORNERS OF LOTS 38 AND 39; THENCE WITH SAID LINE 150 FEET IN A NORTHERLY DIRECTION TO A POINT; THENCE EASTERLY 102 FEET TO THE WESTERLY MARGIN OF JEWEL STREET; THENCE WITH SAID MARGIN SOUTHERLY 130.6 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE SOUTHWESTERLY 42.23 FEET TO THE NORTHERLY MARGIN OF CHICKASAW AVENUE; THENCE WITH SAID MARGIN WESTERLY 43.2 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO GREGORY S SMOAK FROM BANK OF NEW YORK, TRUSTEE BY SPECIAL WARRANTY DEED DATED 07/09/2008 AS OF RECORD IN INSTRUMENT #20080718-0073885, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as: 945 Chickasaw Avenue, Nashville, Tennessee 37207.

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. Whenever 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 14th day of August, 2008.

Gregory S. Smoak

GREGORY S SMOAK

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gregory S Smoak, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 14th day of August, 2008.

SONDRA REECE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Sondra Reece

NOTARY PUBLIC

My Commission Expires: 2/28/2012

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $53232.82.

Affiant

Subscribed and sworn to before me this 14th day of August, 2008.

S. Keith Bell

NOTARY PUBLIC

E. KEITH BELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 02/10/10