Return To:
File: 800348

Southeast Title of Tenn.
214 Centerview Drive Suite 101
Brentwood, TN 37027

File Box 30

THIS INSTRUMENT PREPARED BY:
HAYNES & FREEMAN, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

Davidson County DEEDWARR
Recvd: 08/21/08 11:59 2 pgs
Fees:13.00 Taxes:599.40
20080821-0086064

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers
Will L. Smith and wife, Serina L. Smith 4044 Lancashire Drive Antioch, TN 37013	Same	**150-4-86**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, **WILLIE L. TYUS, II and wife, KELLY V. TYUS,** the receipt of which is hereby acknowledged, have this day bargained and sold, and do hereby transfer and convey unto the said **WILL L. SMITH and wife, SERINA L. SMITH,** the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 621 on the Plan of Kensington of Priest Lake, Section Two, of record in Plat Book 6250, Page 593, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Willie A. Tyus, II and wife, Kelly V. Tyus from Mary Ann Campbell and Carl Fuston, husband and wife, by deed of record in Instrument No. 20030508-0061488, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $162,000.00.

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

Willie L. Tyus II
WILLIE L. TYUS, II

MELINDA J. NOVAK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 3, 2011

My Commission Expires: 1-3-2011

Melinda J. Novak
Notary Public

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 18th day of August, 2008.

Willie L. Tyus II
WILLIE L. TYUS, II

Kelly V. Tyus
KELLY V. TYUS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Melinda J. Novak, a Notary Public in and for said County and State, **WILLIE L. TYUS, II** and wife, **KELLY V. TYUS**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 18th day of August, 2008.

MELINDA J. NOVAK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 3, 2011

Melinda J. Novak
NOTARY PUBLIC

My Commission Expires: 1-3-2011