FILE BOX "7"
FILE NO. SP45811

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 08080593**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $725,000.00. Affiant Subscribed and sworn to before me, this 26th day of August, 2008. Notary Public My Commission Expires: 5-8-2012

JANET S. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Robert J. Adwell and William E. Cobb 3947 Woodlawn Dr Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116-4-80.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary Lu Burton Smith, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert J. Adwell and William E. Cobb** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

TRACT I: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 30 AND THE REAR PORTION OF LOT NO. 31 ON THE PLAT OF CLEARVIEW OF RECORD IN PLAT BOOK 843, PAGE 8, REGISTER'S OFFICE FOR SAID COUNTY, AS FOLLOWS: SAID LOTS FRONT 145.0 FEET ON THE SOUTH MARGIN OF WOODLAWN AVENUE AND EXTENDS BACK 230.0 FEET ON THE WEST LINE AND 216.4 FEET, MORE OR LESS, ON THE EAST LINE WHICH IS A BROKEN LINE TO A LINE ON THE REAR WHICH IS A BROKEN LINE ON WHICH IT MEASURES 175.5 FEET MORE OR LESS. TRACT II: LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: BEGINNING IN THE CENTER OF WOODLAWN AVENUE AT A POINT 541 FEET EASTWARDLY FROM THE INTERSECTION OF CENTER OF WOODLAWN AVENUE AND THE CENTER OF ENSWORTH AVENUE, RUNNING THENCE EASTWARDLY WITH THE CENTER OF OAKLAWN AVENUE (NOT CONSTRUCTED); THENCE SOUTHWARDLY WITH THE CENTER OF OAKLAWN AVENUE 225 FEET TO A POINT; THENCE WESTWARDLY AND PARALLEL WITH WOODLAWN AVENUE 25 FEET TO A POINT; THENCE NORTHWARDLY ALONG THE WESTERN MARGIN OF OAKLAWN AVENUE 225 FEET TO THE POINT OF BEGINNING. BEING THE SAME PROPERTY CONVEYED TO HUGH DAVID SMITH AND WIFE, MARY LU BURTON SMITH BY WARRANTY DEED FROM THOMAS E. WALTON AND WIFE, MARCIA O. WALTON, RECORDED ON THE 15TH DAY OF OCTOBER, 1980 IN BOOK 5665, PAGE 28, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID HUGH DAVID SMITH HAVING SINCE DIED ON MARCH 12, 2006.
This is improved property located at 3947 Woodlawn Dr Nashville TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Davidson County DEEDWARR
Recvd: 08/28/08 13:37 2 pgs
Fees:13.00 Taxes:2682.50
20080828-0088519

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of August, 2008.

Mary Lu Burton Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Lu Burton Smith, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of August, 2008.

Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES NOV 22 2010

Kate Rosenthal
State Of Tennessee Notary Public
County of Sumner