Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $174,500.00

Affiant

Subscribed and sworn to before me, this 5th day of September, 2008.

Notary Public
My commission expires: 5-2-11

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

02-0808-46190

Address of New Owner:	Send Tax Bills to:	Tax Information
J.C. Smarr, Jr.	Elite Home Loans	069-07-0-034.00
2019 Jordan Drive	109 Westpark Drive #200	
Nashville TN 37218	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Conra Gandy Collier, a married woman, being the sole heir at law of Ella B. Lett Hughes, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to J.C. Smarr, Jr. and wife, Gwendolyn E. Smarr, hereinafter called the Grantees, their successors and assigns, a 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. 22, on the Plan of Clintondale, of record in Book 2330, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Anderson W. Hughes and wife, Ella B. Lett Hughes by deed from Erma G. Dozier, an unmarried woman, dated December 8, 1980, recorded December 15, 1980, of record in Book 5690, Page 207, Register's Office for Davidson County, Tennessee. The said Anderson W. Hughes having since died. Ella B. Lett Hughes died intestate leaving subject property to her heirs at law with Conra Gandy Collier appointed Administratix by the Probate Court for Davidson County, Tennessee, Docket No. 01P-141. The estate was closed on April 29, 2003, Conra Gandy Collier being the sole heir at law of Ella B. Lett Hughes.

Ella B. Lett Hughes and Ella Beatrice Hughes are one and the same person.

Grantor warrants that the subject property is not her primary residence, nor the primary residence of her spouse.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2019 Jordan Drive, Nashville, TN 37218

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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: 09/11/08 15:03 2 pgs
Fees:13.00 Taxes:645.65
20080911-0093239

WITNESS my hand this 5th day of September, 2008.

Conra Gandy Collier

Conra Gandy Collier, sole heir at law
of Ella B. Lett Hughes, deceased

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Conra Gandy Collier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 5th day of September, 2008.

State of Tennessee at Large

My Commission expires
1/23/10

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON