Return To:
Commonwealth Title Agency
of Nashville, Inc.
101 Elmore Avenue
Madison, TN 37115

Davidson County DEEDWARR
Recvd: 10/31/08 09:33 3 pgs
Fees:18.00 Taxes:314.50
20081031-0108577

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 27 day of October, 2008, by and between MYRA H. SMITH, A WIDOW, UNMARRIED, hereinafter called Grantor, and JOE E. WILLIS and MICHELE A. WILLIS, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, MYRA H. SMITH, A WIDOW, UNMARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto JOE E. WILLIS and MICHELE A. WILLIS, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 721 CANTON PASS, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds herself and her successors, heirs and assigns and representatives, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of the Grantor on this the day and year first above written.

SELLER(S):

Myra H. Smith

MYRA H. SMITH
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, MYRA H. SMITH, A WIDOW, UNMARRIED, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at Madison, **Tennessee, on this the** 22 **day of October, 2008.**

Notary Public

My Commission Expires: MY COMMISSION EXPIRES May 08, 2012

DENISE C. ALLIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Name and Address of Property Owner:

JOE E. WILLIS and MICHELE A. WILLIS
801 Canton Pass
Madison Tn 37115

Property Address:

721 CANTON PASS, MADISON, TN 37115

Person Responsible for Taxes:
801 Canton Pass
Madison Tn 37115

Map & Parcel #: MAP 52-16, PARCEL 18.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$85000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Joe E Willis
Affiant

Sworn to and subscribed before me, a Notary Public, this 22 day of **October, 2008.**

Notary Public

My Commission Expires: MY COMMISSION EXPIRES May 08, 2012

DENISE C ALLIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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333 GALLATIN ROAD SOUTH
MADISON, TN 37115 08-8219

EXHIBIT 'A'

Being Lot NO. 30 on the Plan of Marlin Meadows, Section Two, as of record in Book 1835, page 127, Register's Office for said County, and described as follows:

Beginning at a point on the southeasterly margin of Canton Pass, the common corner of Lots 30 and 31; thence with the line between said lots, southeasterly 147.16 feet to a point; thence southerly 32.4 feet to a point; thence southwesterly 155.9 feet to the northeasterly margin of Peeler Trail; thence with the margin of the same northwesterly 114.3 feet to the beginning of a curve; thence along said curce, northeardly 34.66 feet to the easterly margin of Canton Pass; thence with the margin of the same, northeasterly 134.3 feet to the beginning.

Being the same property conveyed to Thomas Smith and wife, Myra H. Smith, by Warranty Deed from EDWARD E. & FLORENCE MARLIN, of record in Book 2294, page 431, Register's Office for DAVIDSON County, Tennessee, the said Thomas Smith having since died on 6-28-07, the property vested by operation of law in his surviving spouse, Myra H. Smith, the Grantor herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2008 and subsequent years, A LIEN, not yet due and payable (MAP 52-16, PARCEL 18.00).
1. All matters as set forth on the Plan of Marlin Meadows, Section Two, of record in Plat Book 1835, page 127, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.