03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Rachelle Caudell
Affiant

Subscribed and sworn to before me, this 24th day of November, 2008.

Notary Public
My commission expires: 02/22/09

Davidson County DEEDWARR
Recvd: 11/26/08 13:34 2 pgs
Fees:13.00 Taxes:610.50
20081126-0115891

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

03-0811-35687

Address of New Owner:	Send Tax Bills to:	Tax Information
Matthew Lawrence	SunTrust Mortgage, Inc.	119-05-0-026
302 Elberta Street	401 Commerce St., Suite 6100	
Nashville TN 37210	Nashville, TN 37219	

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, Jerre C. Smithson, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Matthew Lawrence and wife, Karen Lawrence, 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 the westerly half of Lot No. 8 of Block 28, on the Plan of Re-subdivision of part of Cumberland Nurseries, of record in Book 161, Page 166, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jerre Smithson and wife, Julia Smithson, by deeed from Larry D. Mullins and wife, Marcia G. Mullins, dated 5-29-84, recorded 6-1-84, in Book 6305, Page 134, Register's Office for Davidson County, Tennessee. Julia McNeese Smithson and Jerre Carroll Smithson were divorced by Final Decree in the Circuit Court for Davidson County, Tennessee, Docket No. 84D-3705. Said decree divests subject property out of Julia Smithson and vests title in Jerre Carroll Smithson and appears of record in Book 7235, Page 153, said Register's Office. Jerre Carroll Smithson married and subsequently divorced Denise Smithson by Final Decree of the Circuit Court for Davidson County, Tennessee, Docket No. 97D-2818. Denise Smithson conveyed her interest in subject property to Jerre C. Smithson, by Quitclaim Deed dated 7-28-98, recorded 7-29-98, of record in Book 11039, Page 682, Register's Office for Davidson County, Tennessee.

Jackie Smithson, wife of Jerre C. Smithson, hereby joins in the execution of this instrument to convey her marital interest, if any, in subject property.

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 302 Elberta Street, Nashville, TN 37210

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.

WITNESS my hand this 24th day of November, 2008.

Jerre C. Smithson

Jackie Smithson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jerre C. Smithson and Jackie Smithson, 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 Nashville, TN, this 24th day of November, 2008.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

