WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/28/09 14:52 2 pgs
Fees:13.00 Taxes:327.45
20090128-0007501

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $88,500.00.

Affiant

Subscribed and sworn to before me this 26th day of January, 2009

Notary Public
My Commission expires: 6/23/11
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Stephen T. Jennings	SAME	105-11-0-005.00
125 Clydelan Court		
Nashville, TN 37205		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **William H. Smallman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Stephen T. Jennings, married** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 5 on the Map showing a division into 11 lots of Lots Nos. 17, 18 and 19 on the plan of John B. Williams' Addition as of record in Book 161, page 70, Register's Office for said County, for C.B. Kelley and Company, said Kelley Subdivision not being of record, and shown on a survey thereof made by W.A. Blanchard, Civil Engineer, August 19, 1946, described according to a survey made by John Kohl, Surveyor, dated March 20,1972, Job No. W27-8950, as follows:

Beginning at an iron pin in the north margin of Southgate Avenue 79 feet west of the westerly margin of Martin Street, thence northerly 100 feet to an iron pin which is 77.5 feet west of Martin Street; thence northwesterly 60.6 feet to an iron pin in the line of Lots NOs. 4 and 5; thence with said line southerly 135 feet to the north margin of Southgate Avenue; thence with the margin of the same easterly 50 feet to the beginning.

Being the same property conveyed to William H. Smallman, from Jerry Henry Norman, unmarried, by deed on November 26, 2008, of record in Instrument Number 20081204-0117682, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 161, page 70, Register's Office Davidson County, Tennessee.

This is improved property known as: **614 Southgate Avenue, Nashville, TN 37203**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this January 26, 2009.

William H. Smallman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **William H. Smallman** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 26, 2009

My commission expires 8/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY