Prepared By +
RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

Name and Address New Owner:
David Alan Smith and
William Dustin Smith
1204 Forrest Avenue
Nashville, TN 37206

Send Tax Bills to:
Same as New Owners

BILL GARRETT, Davidson County
Trans:T20090031696 DEEDWARR
Recvd: 05/13/09 12:32 3 pgs
Fees:18.00 Taxes:462.50
20090513-0044066

Tax Identification Numbers:
08305031000

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and no/100---------Dollars ($10.00), cash in hand paid by the hereinafter named Grantees and other good and valuable consideration, the receipt of which is hereby acknowledged, **We, James M. Parnell, Jr., Nancy Krech, Sean R. Parnell and Frances Pruett,** as Grantors and being all of the Devisees under the Last Will and Testament of **Ann E. Parnell**, deceased, have bargained and sold and by these presents do hereby transfer and convey unto **David Alan Smith and William Dustin Smith,** hereinafter called the Grantees, as tenants in common, their successors and assigns, that certain land located in **Davidson** County, Tennessee and being more particularly described in Exhibit "A" attached hereto and made a part hereof by this reference.

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

TO HAVE AND TO HOLD the said tract or parcel of land together with all and singular easements, appurtenances, hereditaments, estate, title and interest thereto belonging or in anywise appertaining, to the said Grantees, their successors and assigns in fee simple forever.

GRANTORS do hereby covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered.

THIS CONVEYANCE IS MADE subject to property taxes for the year 2009 and subsequent years; further subject to notes, easements, building setback lines, etc. if any, as may be set forth on the Map of Block "B" F. O. Beasley's Addition to Edgefield, now known as East Nashville, a map of which is of record in Book 57, Page 85, Register's Office for Davidson County, Tennessee.

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

Whenever 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 this 4th day of May, 2009.

James M. Parnell, Jr.

Nancy Krech

Frances Pruett

Sean R. Parnell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, **JAMES M. PARNELL, JR., NANCY KRECH, FRANCES PRUETT AND SEAN R. PARNELL,** the bargainors, to me known (or who proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official at Madison, Tennessee, this the 4th day of May, 2009.

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires:
3/20/10

State of Tennessee
County of Davidson

The actual consideration for this transfer or value, whichever is greater, for this transfer is $125,000.00.

Affiant

Sworn to and subscribed before me
this the 4th day of May, 2009.

Notary Public

My commission expires: 3-20-10

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 15 of Block "B" on the Map of F. O. Beasley's Addition to Edgefield, now East Nashville (erroneously spelled as Beazley's in prior conveyances), of record in Book 57, Page 85, (erroneously shown as Page No. 685 in prior conveyances) in the Register's Office for Davidson County, Tennessee.

Said lot fronts 50 feet on the north side of Calvin Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to James Malcolm Parnell, Sr. and wife, Annie E. Parnell by deed from R. S. Richardson and wife, Jewell Richardson of record in Book 1404, Page 477, Register's Office for Davidson County, Tennessee. The said James Malcolm Parnell, Sr. having sinced died on January 17, 1976 and the said Annie E. Parnell having since died on February 15, 2009. By the Last Will and Testament of Ann E. Parnell (a/k/a Annie E. Parnell), Probate Court for Davidson County, Tennessee, the Devisees under her Will are: James M. Parnell, Jr., Nancy Krech, Frances Pruett and Sean R. Parnell.

SRP

J.A.P.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 1205 CALVIN AVENUE, NASHVILLE, TN 37206

Nancy Krech