BILL GARRETT, Davidson County
Trans:T20090036299 DEEDWARR
Recvd: 06/02/09 13:06 2 pgs
Fees:13.00 Taxes:1387.50
20090602-0050654

PREPARED BY (AND RETURN TO):

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref:(DM) Title No: 50018
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Tara Hinman 2045 24th Ave. S. Nashville, Tennessee 37212	Suntrust Mortgage P.O. Box 79041 Baltimore, MD 21279-0041

TAX MAP-PARCEL NUMBERS: 10411032900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$375,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Randall W. Smith and spouse, Beth Ann Pattillo**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Tara Hinman** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the South 50 feet of Lot No. 104 and the North 5 feet of Lot No. 105 on the Map of Bransford Realty Company's Subdivision of the Edgar Jones Home Place, as of record in Book 421, page 7, Register's Office for Davidson County, Tennessee. Said parts of said lots adjoin and front together 55 feet on the west side of 24th Ave. South and run back between parallel lines 160 feet to an alley.

Being the same property conveyed to Randall W. Smith and Beth Ann Pattillo, husband and wife by Warranty Deed from James M. Waldie, dated July 24, 2000 and recroded on Aug. 15, 2000 of record in Doc. No. 20000815-0080844, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2009, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 421 Page 7, said Register's Office.

This is improved property, known as: 2045 24th Avenue South, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of June, 2009.

Randall W. Smith

Beth Ann Pattillo

State of TENNESSEE
County of DAVIDSON

On this 1st day of June, 2009 , before me the undersigned authority, personally appeared Randall W. Smith and Beth Ann Pattillo , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 1/23/2010

Notary

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $375,000.00

Affiant

Sworn and subscribed before me this the 1st day of June, 2009

Notary Public

My Commission Expires:

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 5, 2011