Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #09-1190

BILL GARRETT, Davidson County
Trans:T20090050051 DEEDWARR
Recvd: 07/24/09 09:49 2 pgs
Fees:13.00 Taxes:277.50
20090724-0069565

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dean Drake Caplinger, individually, and Connie L. Caplinger and Mary Elaine Haas-Burnette, personal representatives of the Estate of Bobby W. Caplinger, deceased,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Dana L. Smith**, 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:**

Being Lot No. 7 and the southerly half of Lot No. 6 on the Map of Westdale Subdivision, as of record in Book 547, page 50, Register's Office for said County.

Said Lot No. 7 and part of Lot No. 6 front together 75 feet on the westerly side of 37th Avenue North, formerly Pilcher Avenue, and run back 285 feet on the southerly line and 287.5 feet, more or less, on the northerly line, to an alley, measuring 75 feet thereon.

Being the same property conveyed to Dean Drake Caplinger as devisee of the Last Will & Testament of Bobby W. Caplinger probated in the Seventh Circuit Court for Davidson County, Tennessee, docket no. 08P1558, and being the same property conveyed to B.W. Caplinger (aka Bobby W. Caplinger) by deed recorded in Book 8089, page 603, Register's Office for Davidson County, Tennessee. Connie L. Caplinger and Mary Elaine Hass-Burnette were appointed the personal representatives of the said estate, and this transaction was approved by Order Approving Sale of Real Estate filed in said referenced estate.

Dean Drake Caplinger appointed Connie L. Caplinger as her attorney in fact by Tennessee General Durable Power of Attorney of record as Instrument No. 20080530-0055448, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 217 37th Avenue North, Nashville TN, 37209.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 20th day of July, 2009.

Dean D. Caplinger by Connie L. Caplinger, attorney in fact

Dean Drake Caplinger
By Connie L. Caplinger, Attorney in Fact

Connie L. Caplinger Personal Representative of the estate of Bobby W. Caplinger, deceased

Connie L. Caplinger, Personal Representative of the Estate of Bobby W. Caplinger, deceased

Mary Elaine Haas-Burnette, Personal representative of the Estate of Bobby W. Caplinger, deceased

Mary Elaine Haas-Burnette, Personal Representative of the Estate of Bobby W. Caplinger, deceased

State of Tennessee)
County of Davidson)

On this 20th day of July, 2009, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Connie L. Caplinger and Mary Elaine Hass-Burnette, Personal Representatives of the Estate of Bobby W. Caplinger, deceased, bargainor(s), 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 for the purposes therein, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

On this 20th day of July, 2009, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me Connie L. Caplinger, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Dean Drake Caplinger as her attorney in fact and who executed the foregoing instrument for the purposes therein, and acknowledged the execution as a free act and deed of Dean Drake Caplinger.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 75,000.00.

Affiant

Sworn and subscribed before me on this the 20th day of July, 2009.

Notary Public

My Commission Expires: 7-25

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Dana L. Smith 5290 Hickory Ridge Road Lebanon, TN 37087	Owner	104-1-67