03

Realty Title

WARRANTY DEED	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00 Affiant Subscribed and sworn to before me, this 30th DAY OF July, 2009. Notary Public MY COMMISSION EXPIRES: 2/11/13 (AFFIX SEAL)
G-GB-09-0304	
THIS INSTRUMENT WAS PREPARED BY Rudy Title and Escrow 2012 21st Ave South Nashville, TN 37212	

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert M. Brown	Magna Bank	
304 Wareham Court	(NAME) P.O. BOX 17257	
(ADDRESS) Nashville, TN 37013	(ADDRESS) MEMPHIS, TN 38187-0257	151010A04500CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CLIFFORD E. SMITH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT M. BROWN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 45, CHATHAM POINTE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGE 444-447, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CLIFFORD E. SMITH AND WIFE, JOANN H. SMITH BY WARRANTY DEED FROM DANIEL H. WEICK AND WIFE, TRACIE A. WEICK, RECORDED ON THE 22ND DAY OF OCTOBER, 2001 IN INSTRUMENT NO. 20011022-0114714, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID JOANN SMITH HAVING DIED ON DECEMBER 21, 2005 LEAVING PROPERTY TO CLIFORD E. SMITH AS THE SOLE OWNER.

THIS CONVEYANCE IS SUBJECT TO PLAN OF RECORD IN PLAT BOOK 6900, PAGE 444; RESTRICTIVE COVENANTS OF RECORD IN BOOK 7358, PAGE 656 AMENDED IN BOOK 7538, PAGE 792, BOOK 7599, PAGE 812 AND BOOK 8667, PAGE 38; BY-LAWS OF RECORD IN BOOK 8679, PAGE 446; CHARTER IN BOOK 7597, PAGE 977, EASEMENT OF RECORD IN BOOK 3891, PAGE 476; CONVEYANCE OF COMMON AREA IN BOOK 7683, PAGE 718, EASEMENT OF RECORD IN BOOK 7748, PAGE 440 AND ANY OTHER EXISTING EASEMENTS OR RESTRICTIONS OF RECORD.

unimproved ( )

This is improved (X) property, known as 304 Wareham Court, Nashville, Tennessee 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20090053762 DEEDWARR
Recvd: 08/06/09 15:12 2 pgs
Fees:13.00 Taxes:592.00
20090806-0074233

Witness my/our hand(s) this 30th day of July, 2009.

Clifford E Smith by Gwen Burlew Atty in fact

Clifford E. Smith

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of July, 2009, before me personally appeared Gwen Burlew to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Clifford E. Smith and who acknowledged she executed the same as the free act and deed of the said Clifford E. Smith.

Witness my hand and official seal, this the 30th day of July, 2009.

Notary Public

My Commission Expires: 9/3/12

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN