(1)

mail to:
MID-STATE TITLE & ESCROW, INC
128 HOLIDAY COURT
SUITE 125
FRANKLIN, TN 37067
(615) 790-3156

This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Warranty Deed

ADDRESS OF NEW OWNER:
Shirley K. McGrew
2126 Sharondale Drive
Nashville, TN 37215

SEND TAX BILLS TO:
Same as New owner

MAP/PARCEL NO:
117-03-0-067.00

For good and valuable consideration received, **Julian D. Smith and Linda Smith Pippen, Co-Executors of the Estate of Robert Smith, Grantors** by these presents do transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 08P-567** unto the Grantee, **Shirley K. McGrew and Robert Anne Turner Legan, as equal tenants in common** all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **The Estate of Robert Smith**, described as follows:

TRACT I A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: BEING THE EASTERLY TWO-THIRDS (2/3S) OF LOT NO.5 ON THE PLAN OF SHARONDALE AS OF RECORD IN BOOK NO. 332, PAGE 119, R.O.D.C., TENNESSEE. SAID EASTERLY TWO-THIRDS OF LOT NO.5 FRONTS 100 FEET ON THE NORTHERLY SIDE OF OLD ROAD, NOW SHARONDALE DRIVE, AND RUNS BACK 520 FEET ON THE EASTERLY LINE, THIS BEING ALSO THE EASTERLY LINE OF LOT 5, TO THE RIGHT OF WAY OF THE TENNESSEE CENTRAL RAILWAY; THENCE WITH THE LINE OF SAID RIGHT OF WAY WESTERLY 56 2/3S FEET TO A STAKE; THENCE SOUTHWARDLY APPROXIMATELY 493 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JULIAN B. SMITH AND WIFE, VIOLETTE BRYAN SMITH BY DEED FROM CHARLES LITTLE AND WIFE, SARAH VANCE LITTLE, OF RECORD IN BOOK 1023, PAGE 541, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT II A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: BEING A PART OF LOT NO.5, ON THE PLAN OF SHARONDALE AS OF RECORD IN BOOK 332, PAGE 119, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, FRONTING 40 FEET ON THE NORTHERLY SIDE OF OLD ROAD, NOW SHARONDALE DRIVE, BEGINNING AT THE POINT OF THE SOUTHWEST CORNER OF THE PROPERTY OF JULIAN B. SMITH AND WIFE VIOLETTE BRYAN SMITH, AS OF RECORD IN BOOK 1023, PAGE 541, REGISTER'S OFFICE OF DAVIDSON COUNTY TENNESSEE; THENCE WESTERLY ALONG AND FRONTING ON SHARONDALE DRIVE 40 FEET TO THE EASTERLY LINE OF THE PROPERTY OF JAMES O. NORTON AND THENCE RUNNING BACK NORTHERLY 484 FEET MORE OR LESS, ALONG THIS LINE TO THE TENNESSEE CENTRAL RAILROAD, AND THENCE EASTERLY WITH THE TENNESSEE CENTRAL TO THE WESTERLY LINE OF SAID JULIAN B. SMITH, AND VIOLETTE SMITH PROPERTY AND THENCE SOUTHERLY ALONG THIS LINE TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JULIAN B. SMITH AND WIFE, VIOLETTE BRYAN SMITH BY DEED FROM JAMES O. NORTON AND WIFE, JANE SMITH NORTAN, RECORDED ON THE 9TH DAY OF APRIL, 1943 IN BOOK 1248, PAGE 287, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BILL GARRETT, Davidson County
Trans:T20090054370 DEEDWARR
Recvd: 08/10/09 10:45 3 pgs
Fees:18.00 Taxes:1300.55
20090810-0075002

LESS AND EXCEPT THE FOLLOWING PROPERTY CONVEYED FROM TRACT 1 AND TRACT II TO THE STATE OF TENNESSEE BY WARRANTY DEED FROM JULIAN B. SMITH AND WIFE, VIOLETTE BRYAN SMITH, RECORDED ON THE 15TH DAY OF AUGUST, 1973 IN BOOK 4737, PAGE 339, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST BOUNDARY OF THIS PROPERTY AND THE SOUTH RIGHT OF WAY OF THE TENNESSEE CENTRAL RAILROAD, SAID POINT BEING ALONG THE SAID SOUTH RIGHT OF WAY 1,272.5 FEET FROM THE EAST MARGIN OF WOODLAWN DRIVE; THENCE ALONG THE SAID SOUTH RIGHT OF WAY THE FOLLOWING CALLS: ALONG A CURVE LEFT HAVING A RADIUS OF 1,482.4 FEET FOR 50.0 FEET SOUTH 74 DEGREES 30 MINUTES EAST 19.6 FEET TO A POINT; THENCE SOUTH 32 DEGREES 09 MINUTES WEST 45.0 FEET TO A POINT; THENCE NORTH 70 DEGREES WEST 75.0 FEET TO A POINT; THENCE NORTH 41 DEGREES EAST 42.0 FEET TO THE POINT OF BEGINNING AND CONTAINING 3,145 SQUARE FEET.

SAID VIOLETTE BRYAN SMITH SPOUSE OF JULIAN B. SMITH HAVING PREDECEASED JULIAN B. SMITH ON OCTOBER 23, 1985. JULIAN B. SMITH HAVING SINCE DIED LEAVING PROPERTY TO ROBERT SMITH BY THE LAST WILL AND TESTAMENT OF JULIAN B. SMITH DATED OCTOBER 28TH, 1985 OF RECORD IN WILL BOOK 174, PAGE 620 DAVIDSON COUNTY, TENNESSEE. SAID ROBERT SMITH CONVEYED PROPERTY TO ROBERT SMITH AND WIFE, MARGARET AYERS SMITH BY QUITCLAIM DEED OF RECORD IN BOOK 8539, PAGE 328, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID MARGARET AYERS SMITH SPOUSE OF ROBERT SMITH HAVING PREDECEASED ROBERT SMITH ON MAY 3, 2002. ROBERT SMITH HAVING DIED ON FEBRUARY 16, 2008. JULIAN D. SMITH AND LINDA SMITH PIPPEN APPOINTED PERSONAL REPRESENTATIVES OF THE ESTATE OF ROBERT SMITH WITH AUTHORITY TO SIGN, SELL AND CONVEY PROPERTY AS PER THE ORDER TO APPROVE CONTRACT FOR SALE OF REAL PROPERTY AS DOCKET NO. 08P-567, DAVIDSON COUNTY PROBATE COURT FILED JULY 23, 2009.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD PLAN OF RECORD IN PLAT BOOK 332, PAGE 119 AND CONVEYANCE TO THE STATE OF TENNESSEE IN BOOK 4737, PAGE 339 C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

This is improved property known as 2126 Sharondale Drive Nashville, TN 37215.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs and assigns forever. And the Grantors covenants with the Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered except as stated above. And the Grantors do further covenant and bind themselves as Co-Executors and Personal Representatives of the **Estate of Robert Smith** its heirs and assigns, to warrant and forever defend the title to said land to the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 31ST day of July, 2009.

The Estate of Robert Smith

Julian D. Smith, Co-Executor and Personal Representative

Linda Smith Pippen, Co-Executor and Personal Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31ST day of July, 2009, before me personally appeared, **Julian D. Smith and Linda Smith Pippen,** Co-Executors and Personal Representative of the **Estate of Robert Smith** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the **Estate of Robert Smith**, and acknowledged that they executed the same as their free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 31ST day of July, 2009

My commission expires:
7-24-10

Notary Public

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $351,500.00.

Affiant

Subscribed and sworn to before me this 31st day of July, 2009.

Notary Public

My Commission Expires: 7-2-12