BILL GARRETT, Davidson County
Trans: T20090066310 DEEDWARR
Recvd: 09/29/09 14:56 3 pgs
Fees: 18.00 Taxes: 540.20

20090929-0090465

This Instrument Was Prepared By:

Mooreland Title Company, LLC
315 Deaderick Street
Suite 1710
Nashville, TN 37238

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, For this transfer is $146,000.00

Affiant

Subscribed and sworn to before me this 18th day of SEPTEMBER, 2009

Notary Public

My Commission Expires: March 4, 2013

CONNIE HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

| Address New Owner As Follows: | Send Tax Bills to: | Map-Parcel Number |
|---|---|---|
| William F. Key, Jr.<br>2717 Western Hills Drive<br>Nashville, TN 37214 | Bank of America<br>101 South Tryon Street<br>Charlotte, NC 28255 | 62-15-0-52.00 |

## WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Janice Smith Jones, as Executrix of The Estate of Bertha Louise Tippitt Smith**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and covey unto **William F. Key, Jr.**, hereinafter called the Grantee, his heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 144 on the Plan of Sutherland Heights, Section III (3), as of record in Book 2663, Page 117, Register's Office for Davidson County, Tennessee.

Said Lot 144 fronts 110.5 feet on the east side of Western Hills Drive and runs back 248 feet on the north line and 259.7 feet on the southerly line to a dead line in the rear on which it measures 135.2 feet.

Being the same property conveyed to Carl Smith and wife, Louise Tippitt Smith, by Warranty Deed from E. R. Finney and Anne B. Finney, dated February 8, 1965, and filed of record in Book 3862, Page 196, Register's Office for Davidson County, Tennessee. The said Louise Tippitt Smith being one and the same person as Bertha Louise Tippitt Smith. The said Carl Smith having since died, and property vested in Louise Tippitt Smith as surviving tenant by entirety. The said Louise Tippitt Smith having since died, and her Last Will and Testament having been duly probated in the Seventh Circuit Court for Davidson County, TN, Docket 08-P1573, naming her three daughters as beneficiaries, Janice Smith Jones, Debra Smith Keaton and Sandra Elaine Smith; provided, however, the Will provides for the share of Sandra Elaine Smith to be held in trust by Janice Smith Jones, Trustee.

All three beneficiaries of the Estate of Bertha Louise Tippitt Smith join in this conveyance to consent to the sale of said property by the Executrix of the Estate.

This is improved property known as 2717 Western Hills Drive, Nashville, TN 37214.

This property is made subject to the following:

1. 2009 County Taxes a lien, not yet due and payable, to be prorated between said parties.

2. Subject to all matters appearing on the Plan of record in Plat Book 2663, Page 117, Register's Office for Davidson County, Tennessee.
3. Subject to Sewage Utility Easement of record in Book 8059, Page 448, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts of land, with the appurtenances, estate, title and interest there belonging to said Grantee that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor(s) do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 18th day of SEPTEMBER, 2009.

The Estate of Bertha Louise Tippitt Smith

BY: _____
Janice Smith Jones, Executrix and
Trustee of the Testamentary Trust
u/w/o Bertha Louise Tippett Smith
f/b/o Sandra Elaine Smith

Sandra Elaine Smith, a disabled person

BY: _____
Janice Smith Jones, Co-Conservator

BY: _____
Debra Smith Keaton, Co-Conservator

_____
Debra Smith Keaton

_____
Janice Smith Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Anne D. Welton, a Notary Public in and for said County and State, the within named **Janice Smith Jones**, Executrix of the Estate of Bertha Louise Tippitt Smith, and also as court appointed Co-Conservator of Sandra Elaine Smith, a disabled person, and as trustee of the Testamentary Trust under the Last Will and Testament of Bertha Louise Tippitt Smith for the benefit of Sandra Elaine Smith, and as a beneficiary of the Estate of Bertha Louise Tippitt Smith, as the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, TN, on this 18th day of SEPTEMBER, 2009.

_____
Notary Public

My Commission Expires: NOV. 14, 2009

ANNE D. WELTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

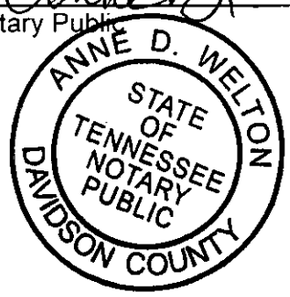
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Anne D. Welton, a Notary Public in and for said County and State, the within named **Debra Smith Keaton**, as Co-Conservator of Sandra Elaine Smith, and as a beneficiary of the Estate of Bertha Louise Tippitt Smith, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, TN, on this 18th day of SEPTEMBER, 2009.

Anne D. Welton
Notary Public

My Commission Expires: Nov. 14, 2009




H:\LHS\Deeds