ADDRESS NEW OWNERS and
SEND TAX BILLS:
CECIL RUMSEY
509 N. Marthona Rd
Madison TN 37115

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
42 - 11 - 17

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, HORACE LEE SMITH, JR. and LORI ANN SMITH REYNOLDS, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to CECIL RUMSEY, hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

LAND in Davidson County, Tennessee, described as follows:

BEING Lot No. 24 on the Plan of Morning View Subdivision, Section III, of record in Book 2083, Page 112, Register's Office for said County, and described as follows:

BEGINNING at a point on the westerly margin of Marthonna Road, at the common corner of Lots 24 and 50; thence with the line between said lots, westwardly 150 feet to a point; thence northwestwardly 128.1 feet to a point on the easterly margin of Graycroft Avenue; thence with the margin of said avenue, northeastwardly 180.11 feet to the beginning of a curve; thence around said curve eastwardly 31.42 feet to the southerly margin of Marthonna Road; thence with said Road, southeastwardly 37.09 feet, and continuing with the margin of said road, southeastwardly and southwardly, along a curve, 263.18 feet to a point, and continuing with said road, southwardly 4.78 feet to the beginning.

BEING the same property conveyed to Horace Lee Smith, Jr. and Lori Ann Smith Reynolds by deed of record in Instrument No. 20090421-0036233, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 509 N. Marthona Road, Madison, Tennessee 37115.

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

GRANTORS covenant with GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

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37075
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BILL GARRETT, Davidson County
Trans:T20090073107 DEEDWARR
Recvd: 10/28/09 08:39 2 pgs
Fees:13.00 Taxes:414.40
20091028-0099318

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 16 day of October, 2009.

HORACE LEE SMITH, JR.

LORI ANN SMITH REYNOLDS

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, HORACE LEE SMITH, JR., the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 16 day of October, 2009.

NOTARY PUBLIC

My Commission Expires: 8/20/13

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, LORI ANN SMITH REYNOLDS, the within named 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 at office this 16 day of October, 2009.

NOTARY PUBLIC

My Commission Expires: 8/20/13

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration or value, whichever is greater for this transfer is $112,000.00.

AFFIANT

Subscribed to and sworn before me, this the 16th day of October, 2009.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

TIMOTHY D. FERGUSON
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