BILL GARRETT, Davidson County
Trans:T20090073226 DEEDWARR
Recvd: 10/28/09 10:55 2 pgs
Fees:13.00 Taxes:379.25

20091028-0099451

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-VRE-09-2320

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,500.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF October, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa Smith	Lisa Smith	
2320 Riverside Drive	4655 Pond Creek Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Pegram TN 37143	72-7-122.00
(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, I/we RUTHANN HALL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LISA SMITH AND DEBBIE GRAHAM, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, 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 THE EASTERLY 200 FEET OF LOT NO. 12 AND THE SOUTHERLY 10 FEET OF LOT NO. 13 OF BLOCK "B" ON THE PLAN OF R. M. DUDLEY'S SUBDIVISION OF BLOCKS A AND B OF RECORD IN BOOK 974, PAGE 8, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, LESS A TRIANGULAR STRIP OF LAND ACQUIRED AS A RESULT OF THE APPARENT ABANDONMENT OF AN UNNAMED ROAD AS SHOWN ON THE PLAN OF RECORD, AND DESCRIBED ACCORDING TO A SURVEY BY JOHN B. KOHL, III, DATED JUNE 2, 1987, FILE NO. 2-17926-K AS FOLLOWS: SAID LOTS FRONT 60 FEET ON THE WESTERLY MARGIN OF AN UNNAMED ROAD SHOWN ON RECORDED PLAN (APPARENTLY ABANDONED) AND RUNS BACK 210 FEET ON THE NORTHERLY LINE AND 200 FEET ON THE SOUTHERLY LINE TO A BROKEN LINE IN THE REAR WHICH MEASURES 70 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO PAUL F. HALL AND WIFE, RUTHANN HALL BY WARRANTY DEED FROM JULIAN M. KING AND WIFE, CAROLYN D. KING, RECORDED ON THE 30TH DAY OF AUGUST, 1988 IN BOOK 7639, PAGE 66, IN THE REGISTER'S OFFIC
E OF DAVIDSON COUNTY, TENNESSEE. PAUL F. HALL HAVING SINCE DIED LEAVING RUTHANN HALL AS SURVIVING TENANT BY THE ENTIRETY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN BOOK 974, PAGE 8, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 2320 Riverside Drive, Nashville, Tennessee 37216
(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.

Witness my/our hand(s) this 27th day of October, 2009.

Ruthann Hall by David Hall attorney-in-fact
Ruthann Hall

STATE OF ~~Tennessee~~ Kentucky
COUNTY OF ~~Davidson~~ Warren

On this the ~~27th~~ 25th day of October, 2009, before me personally appeared David Hall 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 Ruthann Hall and who acknowledged he/she/they executed the same as the free act and deed of the said Ruthann Hall.

Witness my hand and official seal, this the ~~27th~~ 25th day of October, 2009.

Anita Davis
Notary Public

My Commission Expires: 1/29/2011

ANITA DAVIS NOTARY PUBLIC STATE AT LARGE

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