Prepared by and return to:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $167,000.00

Affiant

Subscribed and sworn to before me, this 5th day of November 2009.

Notary Public
My commission expires: 1-22-2010

BILL GARRETT, Davidson County
Trans:T20090076906 DEEDWARR
Recvd: 11/12/09 08:12 2 pgs
Fees:13.00 Taxes:617.90
20091112-0104083

BONNIE J. CURRIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

02-0910-46725

Address of New Owner:	Send Tax Bills to:	Tax Information
Sandra L. Moyer 5108 Meta Court Nashville TN 37211	New Owner	161-02-0-152.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, John Kennedy Smith, Stephen Thomas Smith, and Richard Douglas Smith, as devisees under the Last Will and Testament of Mary Sue Smith, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Sandra L. Moyer, unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 44, on the Plan of Resubdivision of Lots 44, 45, 46, 47, 48, and 49, Section Two, McMurray Place, of record in Book 5190, Page 668, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mary Sue Smith by deed from Ollie David Minton and wife, Betty Sue H. Minton, dated December 30, 1987, recorded January 4, 1988, of record in Book 7442, Page 206, Register's Office for Davidson County, Tennessee. The said Mary Sue Smith having since died on April 24, 2009 testate and by Last Will and Testament of record in the Probate Court Clerk's Office for Davidson County, Tennessee, Docket No. 09P-639, subject property was devised to John Kennedy Smith, Stephen Thomas Smith, and Richard Douglas Smith.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5108 Meta Court, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind **ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 5th day of November, 2009.

John Kennedy Smith, devisee,
Individually and as Executor of the
Estate of Mary Sue Smith

Stephen Thomas Smith, devisee

Richard Douglas Smith, devisee, by
John Kennedy Smith, as his attorney
In fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John Kennedy Smith, ** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

** and Stephen Thomas Smith

Witness my hand in Brentwood, TN, this 5th day of November, 2009.

State of Tennessee at Large

My Commission expires 1/23/10

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named John Kennedy Smith, 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, and who further acknowledged that he is the attorney in fact for Richard Douglas Smith and that he is authorized by him to execute this instrument on his behalf.

Witness my hand in Brentwood, TN, this 5th day of November, 2009.

State of Tennessee at Large

My commission expires 1/23/10

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named John Kennedy Smith, Executor of the Estate of Mary Sue Smith, deceased, 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 in the capacity and for the purposes therein contained.

Witness my hand in Brentwood, TN, this 5th day of November, 2009.

State of Tennessee at Large

My commission expires 1/23/10