WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090081782 DEEDWARR
Recvd: 12/03/09 09:37 2 pgs
Fees:13.00 Taxes:707.07
20091203-0110651

M. L. HICKERNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS. $191,100.00.

Affiant

Subscribed and sworn to before me this 23rd day of November, 2009.

Notary Public
My Commission expires: 8-19-13
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Lana Smith	New Owner	104-01-0-254.00
3612 Pilcher Avenue		
Nashville, TN 37209		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Adrienne Young, unmarried,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Lana E. Smith, a single person**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being the westerly part of Lot No. 174 and the northeasterly triangular part of Lot No. 173, on the Map of a part of West Grove addition, of record in Plat Book 421, Page 88, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey by John Kohl & Company, P.C., dated October 19, 2000, bearing file No. 15532-267, as follows:

BEGINNING at a point in the northerly margin of Pilcher Avenue, at the corner of Lot Nos. 173 and 174; thence northerly, crossing Lot No. 173, to a point in the southerly margin of the right-of-way of the N. C. & St. L. Railroad, said point being 25 feet East of the common northerly corner of Lot Nos. 172 and 173; thence along the southerly margin of said railroad, easterly 50 feet to a point; thence southerly 372.5 feet, more or less, to the northerly margin of Pilcher Avenue; thence with the margin of the same, westerly 50 feet to the point of beginning.

Being the same property conveyed to Adrienne Young, from George W. Shuff IV, by deed of record in Instrument Number 20030121-0008250, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 421, page 109, Register's Office Davidson County, Tennessee.
- Right-of-Way Easement of record in Book 6025, page 720, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3612 Pilcher Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this November 23, 2009.

Adrienne Young by Christie Dixon as attorney in fact
Adrienne Young

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Christie Wilson, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Adrienne Young, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Adrienne Young, the bargainor(s), by the said Christie Wilson, as Attorney-in-Fact.

WITNESS my hand and seal, this 23rd day of November, 2009

NOTARY PUBLIC My Commission Expires: 8/23/11

HALE WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY