29-1-470

BILL GARRETT, Davidson County
Trans:T20100002735 DEEDWARR
Recvd: 01/14/10 11:20 2 pgs
Fees:13.00 Taxes:468.23
20100114-0003509

PREPARED BY: & Return to:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 6th day of January, 2010 by and between Charles M. Thomason and wife Marion L. Thomason aka Marion C. Thomason, hereinafter referred to as GRANTOR, and Robert Smallwood, and wife Leslie Cox, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Malvin Heights, of record in Book 2330, page 83, as amended in Book 6038, page 351, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 38 fronts 60.0 feet on the easterly side of Shauna Drive and runs back 220.2 feet on the northerly side and 199.6 feet on the southerly side to a dead line in the rear on which it measures 103 feet.

This conveyance is subject to the following:

All matters appearing on the plan of Malvin Heights, of record in Book 2330, page 83 as amended in Book 6038, Page 351, Register's Office for said County.

Being the same property conveyed to Charles M. Thomason and wife Marion C. Thomason by Warranty Deed from A. H. Johnson and wife Malvin Johnson, dated January 24, 1958, recorded January 24, 1958, of record in Book 2736, page 42, Register's Office for Davidson County, Tennessee.

This is [ ]improved [ ]unimproved property known as: 933 Shauna Drive, Nashville, TN 37214

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

X Charles M. Thomason
Charles M. Thomason

X Marion L. Thomason
Marion L. Thomason

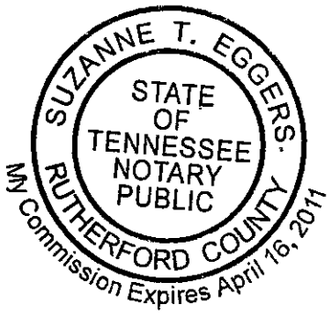
INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Charles M. Thomason and wife Marion L. Thomason, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 6th day of January, 2010.

Notary Public

My Commission Expires:_____



Name and Address of Property Owner:
Robert Smallwood and Leslie Cox
933 Shauna Drive, Nashville, TN 37214

Send Tax Statements to:

Robert Smallwood
933 Shauna Drive
Nashville, TN 37214

Map & Parcel 19-108.02-0-011.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $126,549.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 6th day of January, 2010.

Notary Public

My Commission Expires: _____



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