File No. 1001010

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $36,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JANUARY, 2010.

Notary Public

MY COMMISSION EXPIRES: 3-20-2011
(AFFIX SEAL)

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

BILL GARRETT, Davidson County
Trans:T20100003020 DEEDWARR
Recvd: 01/15/10 10:59 2 pgs
Fees:13.00 Taxes:133.20
20100115-0003807

THIS INSTRUMENT WAS PREPARED BY
J. D. Kious, Attorney
Lawyers Land & Title Services, LLC
503 N. Maple St., Suite A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Fairman	SAME	12100013200
(NAME)	(NAME)	
953 Wonderland Pass		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ruth Smith, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **William Fairman,** hereinafter called the GRANTEE, his heirs 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 in the Second Civil District thereof: Beginning in the center of the Couchville Pike (formerly Franklin College or Stone's River Pike) at a point which is the northwest corner of J. H. Pulley land; thence easterly and with the center of said Pike, 75 feet to a point; thence southerly and on a straight line 250 feet to a point; thence westerly and parallel to said Pike, 75 feet to a point in the west line of the J. H. Pulley land; thence northerly between parallel lines and along the west line of said J. H. Pulley land, 250 feet to the center of said Couchville Pike, the point of beginning.

Being the same property conveyed to Sidney Smith and wife, Ruth Smith by Deed of record in Book 2861, page 209 of the Register's Office for Davidson County, Tennessee. Sidney Smith died on May 27, 2004, leaving Ruth Smith the surviving tenant by the entirety.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved

This is improved ☒ property, known as 2355 Couchville Pike, Nashville, TN
(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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands this 14th day of January, 2010.

Ruth Smith

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ruth Smith, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 14th day of January, 2010.

Commission expires: 3-20-2011

Notary Public

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: 1001008

RETURN TO:
Lawyers Land & Title Services, LLC
503 North Maple Street, Suite A
Murfreesboro, TN 37130