BILL GARRETT, Davidson County
Trans:T20100011725 DEEDWARR
Recvd: 03/01/10 09:20 2 pgs
Fees:13.00 Taxes:185.00
20100301-0015151

This instrument was prepared by:
OVERLAND TITLE COMPANY, LLC
106 Mission Court, Suite 1002
Franklin, TN 37067
2010020016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $50,000.00

Sworn to and subscribed before me this 24th day of February, 2010.

Affiant

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public Comm exp. 11-22-10

Address of New Owner:
Second Generation Construction, Inc.
P.O. Box 2931
Hendersonville, TN 37077

Send Tax Bills to:
New Owner

Map-Parcel Numbers:
083-02-190

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Erna C. Smith, a widow** , hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Second Generation Construction Inc.**, a Tennessee corporation hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of E.T. Brown's Subdivision of Lots Nos. 21-26, inclusive, Brownsville Addition, as of record in Book 332, page 91, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Oliver N. Smith and wife Erna C. Smith by Installment Deed from Walter S. Beard and wife Bessie Mai Beard of record in Book 6054, page 142, Register's Office for Davidson County, Tennessee, dated May 9, 1985. The said Oliver N. Smith having since died and leaving Erna C. Smith surviving tenant by the entirety.

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor ___X_ Grantee.

This is improved property known as **1604 Douglas Ave, Nashville, TN 37206.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this 24th day of February, 2010.

Erna C. Smith

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Erna C. Smith, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of February, 2010.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires September 6, 2011