BILL GARRETT, Davidson County
Trans:T20100015330 DEEDWARR
Recvd: 03/16/10 10:02 2 pgs
Fees:13.00 Taxes:157.25
20100316-0019692

This Instrument Prepared by:
Legends Title Services, LLC
155 Legends Drive, Suite O
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Joyce Smith
405 30th Street
Old Hickory, TN 37138

SEND TAX BILL TO:
OWNER

TAX ID 053-08-0-126.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Elizabeth Griggs, Administrator for the Estate of Wetona Lucille Fort Brady,** has this day bargained and sold, and does hereby transfer and convey unto **Joyce Smith,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 9 of Block 20 on the Map of Dabbs and Elliott's Subdivision of Old Hickory, Tennessee of record in Plat Book 547, Page 127, in the Register's Office for Davidson County, Tennessee. Said part of Lot 9 fronts 40 feet on the northwesterly side of 30th Street and runs back between parallel lines 144 feet to an alley.

Being the same property conveyed to Lucille Roberts by deed from George Lake, Jr., unmarried of record in Book 7244, Page 961, in the Register's Office for Davidson County, Tennessee, dated May 21, 1987.Lucille Roberts having since died, leaving a Will naming Elizabeth Griggs as Administrator of record in Docket No. 08P-319, Probate Court for Davidson County, Tennessee.

This is improved property known as **405 30th Street Old Hickory, TN 37138.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2010 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 547, page 127, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 9th day of March, 2010.

Elizabeth Griggs, Administrator for the Estate of Wetona Lucille Fort Brady

Elizabeth Griggs, Administrator for the Estate of Wetona Lucille Fort Brady

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Elizabeth Griggs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Administrator of the Estate of Wetona Lucille Fort Brady, the within named bargainor, and as such Administrator executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of March, 2010.

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 4, 2014

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

The actual value or consideration, whichever is greater, for this transfer is $42,500.00.

Joyce Smith
AFFIANT

Subscribed and sworn to before me this the 9th day of March, 2010.

NOTARY PUBLIC

My Commission Expires: _____

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 4, 2014