This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Sarah T. Smith
1001 Birdsall Street
Old Hickory, Tennessee 37138

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Republic State Mortgage Co.
2715 Bissonnet, Suite 102
Houston, TX 77005

MAP 44-15
GROUP
PARCEL 358

BILL GARRETT, Davidson County
Trans:T20100018391 DEEDWARR
Recvd: 03/30/10 09:29 3 pgs
Fees:18.00 Taxes:921.30
20100330-0023524

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **MNS Properties, a Tennessee general partnership,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Sarah T. Smith and Alice H. O'Connor, joint tenants with right of survivorship,** hereinafter called the GRANTEES, their 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 Lot No. 5 on the Plan of Section "B" of the E.I. duPont de Nemours and Company's Subdivision entitled "Village of Old Hickory", of record in Plat Book 1424, page 67, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to MNS Properties, a Tennessee general partnership by deed dated from Michael Mielnik and wife, Tara Mielnik dated September 21, 2007 of record in Instrument no. 20070924-0113635, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2010 and subsequent years.

This is **improved** property known as **1001 Birdsall Street, Old Hickory, Tennessee 37138.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and their 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 my hand this the **24th** day of **March, 2010.**

MNS Properties

BY: _____

Donald R. Swartz as a Managing Partner

BY: _____

Terry Keller Swartz as a Managing Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, Donald R. Swartz and Terry Keller Swartz, partners of **MNS Properties, a Tennessee general partnership**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the Managing Partners of **MNS Properties, a Tennessee general partnership** and as such Managing Partners they have executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 24th day of March, 2010.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/6/2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $249,000.00.

AFFIANT

Subscribed and sworn to before me on this 24th day of March, 2010.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/6/2013