BILL GARRETT, Davidson County
Trans:T20100018754 DEEDWARR
Recvd: 03/31/10 11:25 2 pgs
Fees:13.00 Taxes:296.00
20100331-0024005

WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

G-FSBO-10-2318

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF March, 2010.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa Smith	Lisa Smith	
4655 Pond Creek Rd. (ADDRESS)	4655 Pond Creek Rd. (NAME) (ADDRESS)	
Pegram, TN 37143 (CITY) (STATE) (ZIP)	Pegram, TN 37143 (CITY) (STATE) (ZIP)	072-07 123.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ANNIE A. HAGEWOOD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LISA SMITH AND DEBRA GRAHAM, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY PART OF LOT NO. 11 OF BLOCK "B" ON THE MAP OF R. M. DUDLEY'S SUBDIVISION OF BLOCKS "A" AND "B" IN THE SUBDIVISION OF THE 30-ACRE TRACT ON WILLIAMS FERRY ROAD, OF RECORD IN BOOK 974, PAGE 8, OF THE REGISTER'S OFFICE FOR SAID COUNTY. SAID PART OF SAID LOT NO. 11 FRONTS 50 FEET ON THE WESTERLY SIDE OF RIVERSIDE BOULEVARD AND RUNS BACK BETWEEN PARALLEL LINES 200 FEET TO THE EASTERLY MARGIN OF A 15-FOOT STRIP DEDICATED FOR AN ALLEY.

LESS AND EXCEPT CERTAIN REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS, TO-WIT: BEGINNING AT A PIN IN THE LINE OF THE PAUL F. HALL PROPERTY, OF RECORD IN BOOK 7639, PAGE 66, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND AT THE BASE OF A LARGE HACKBERRY TREE; THENCE WITH A NEW LINE AND THE FENCE SEVERING THE HAGEWOOD PROPERTY OF WHICH THIS TRACT IS A PART SOUTH APPROXIMATELY 55 FEET TO A PIN AND A POINT IN THE SOUTHERLY MARGIN OF THE HAGEWOOD LINE AT A LARGE HACKBERRY TREE; THENCE, ALONG SAID SOUTHERLY LINE WEST TO A CORNER IN THE EASTERLY MARGIN OF A PROPOSED ALLEY; THENCE NORTH ALONG THE SAID EASTERLY MARGIN OF THE PROPOSED ALLEY APPROXIMATELY 55 FEET TO A CORNER IN THE LINE OF THE HALL PROPERTY; THENCE WITH HALL LINE EAST TO THE POINT OF BEGINNING, SAID TRACT BEING INTENDED TO CONTAIN ALL OF THE HAGEWOOD PROPERTY WEST OF THE AFORESAID FENCE LINE.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO W. P. HAGEWOOD AND WIFE, ANNIE AUBREY HAGEWOOD BY DEED FROM R. D. STANFORD AND WIFE, EULA MYRTLE STANFORD, RECORDED ON THE 23RD DAY OF SEPTEMBER, 1940 IN BOOK 1148, PAGE 384, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE SAID W.P. HAGEWOOD IS NOW DECEASED.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 2318 Riverside Drive, Nashville, Tennessee 37216
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 30th day of March, 2010.

Annie A Hagewood by Robert D Hagewood ATTORNEY-IN-FACT

Annie A. Hagewood by Robert D. Hagewood, Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of March, 2010, before me personally appeared Robert D. Hagewood to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Annie A. Hagewood and who acknowledged he executed the same as the free act and deed of the said Annie A. Hagewood. Said Power of Attorney is of record in Book 11568, Page 964, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal, this the 30th day of March, 2010.

Notary Public

My Commission Expires: 7-24-10

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903