This Instrument Prepared By
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BILL GARRETT, Davidson County
Trans:T20100020159 DEEDWARR
Recvd: 04/06/10 15:06 2 pgs
Fees:13.00 Taxes:436.60
20100406-0025825

#100482-C nh

WARRANTY DEED

THIS INDENTURE, Made this 31st day of MARCH, 2010, between Terri M. Grigsby, Unmarried, of Davidson County, in the State of Tennessee, Seller(s), and

Angela L. Smith, of Davidson County, Tennessee, Buyer(s).

WITNESSETH: That the said Seller(s), for and in consideration of the sum of One Dollar ($1.00) and other good and valuable considerations to Seller(s) in hand paid by the said Buyer(s), the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell, and convey unto the said Buyer(s), the following described premises and land, to-wit:

Land in Davidson County, Tennessee, being the northerly part of Lot No. 24 of Block D on the Plan of Country Club Estates of record in Plat Book 843, page 95, in the Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Beginning at a point in the North margin of Janie Avenue North 56 degrees 33 minutes East 175 feet to a point; thence South 33 degrees 27 minutes East 67 feet to a point; thence South 56 degrees 33 minutes West 175 feet to a point; thence North 33 degrees 27 minutes West 67 feet to the point of beginning.

Being the same property conveyed to Terri M. Grigsby, by deed from Janice M. Medlin and Jason B. Medlin, dated August 31, 1999, recorded September 03, 1999, in Deed Book 11650, Page 329, in the Register's Office for Davidson County, Tennessee.

THE ABOVE DESCRIPTION IS THE SAME AS THE PRIOR DEED OF RECORD, NO BOUNDARY SURVEY HAVING BEEN MADE AT THE TIME OF THIS CONVEYANCE.

This property is subject to all applicable easements, permissive use agreements and restrictions of record in the Davidson County register's office. Also conveyed are all rights in easements and permissive use agreements of record.

PROPERTY IS DESIGNATED AS MAP-GROUP-PARCEL: 72-4-289

Also conveyed herewith the easements, permissive use agreements, licenses, contract rights, hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. To have and to hold the said premises to the said Buyer(s), her heirs and assigns forever.

Together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property.

And the said Seller(s), for herself and for her heirs, executors, and administrators, does hereby covenant with the said Buyer(s), her heirs and assigns, that she is lawfully seized in fee-simple of the premises and land above conveyed, and has full power, authority and right to convey the same, that said premises and land are free from all encumbrances; except as hereinbefore provided, and current taxes which are prorated between the parties as of the date of this deed, and that she will forever warrant and defend the said premises and land and the title thereto against the lawful claims of all persons whomsoever.

If Seller is a corporation or association, this instrument is executed pursuant to lawful authority given by the Board of Directors or Trustees of said corporation or association or otherwise.

IN WITNESS WHEREOF the said Seller(s) has hereunto set her hand(s) and seal(s) the day and year first above written.

Terri M. Grigsby

Terri M. Grigsby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public, Terri M. Grigsby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of MARCH, 2010.

JAMES T. NORMAND STATE OF TENNESSEE NOTARY PUBLIC ANDERSON COUNTY

Notary Public

My Commission Expires: 6/19/13

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $118,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Angela L Smith

Affiant

Sworn to and subscribed before me, this the 31st day of March, 2010.

JAMES T. NORMAND STATE OF TENNESSEE NOTARY PUBLIC ANDERSON COUNTY

Notary Public

My Commission Expires: 6/19/13

Owner & Responsible Taxpayer: Angela L. Smith

Address: 1419 JANIE AVE., NASHVILLE, TN. 37216

Mortgagee: Mortgage Investors Group, Secretary of Housing and Urban Development

Address: 8320 East Walker Springs Road, Knoxville, TN, 37923