WARRANTY DEED

THIS INSTRUMENT PREPARED BY

ESCROW CORPORATION
P. O. BOX 118
HENDERSONVILLE, TN 37077

JANIS L. DUREE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 101,000.00

Gary E. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF May, 2010

Janis L. Duree
Notary Public

MY COMMISSION EXPIRES: 3/18/14

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. D. AYERS, JR. (NAME)	JD Ayers, Jr. (NAME)	41.07-5.00
1209 GOODMORNING DRIVE (STREET ADDRESS OR ROUTE NUMBER)	1209 Goodmorning Dr. (STREET ADDRESS)	
NASHVILLE, TN 37207 (CITY) (STATE) (P.O. ZIP)	Nashville TN 37207 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, GARY E. SMITH AND WIFE, BARBARA MITCHELL SMITH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. D. AYERS, JR. AND WIFE, KENNA M. AYERS

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:

BEING LOT NO. 13 ON THE PLAN OF BELL KNOB OF RECORD IN BOOK 2854, PAGE 116, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO GARY E. SMITH AND WIFE, BARBARA MITCHELL SMITH BY DEED FROM SHARON RUTH HOYLE, UNMARRIED, OF RECORD IN INSTRUMENT NO. 20080324-0029049, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BILL GARRETT, Davidson County
Trans:T20100028450 DEEDWARR
Recvd: 05/12/10 08:28 2 pgs
Fees:13.00 Taxes:373.70
20100512-0036376

unimproved ( )
This is improved (X) property, known as 1209 GOODMORNING DRIVE, NASHVILLE, TN 37207
(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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 THEIR hand S this 7TH day of MAY, 2010

Gary E. Smith
GARY E. SMITH

Barbara Mitchell Smith
BARBARA MITCHELL SMITH

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Janis L. Duree, a Notary Public within and for the State and County aforesaid, the within named Gary E. Smith and wife, Barbara Mitchell Smith, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of May, 2010.

My commission expires 3/18/2014.

Notary Public: Janis L. Duree

JANIS L. DUREE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY