This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW10254

BILL GARRETT, Davidson County
Trans:T20100030751 DEEDWARR
Recvd: 05/21/10 11:48 2 pgs
Fees:13.00 Taxes:214.60
20100521-0039337

Send Tax Bills To:
First Community Mortgage, Inc.
275 Robert Rose Drive
Murfreesboro, TN 37129

New Owner is:
Aletha F. Johnson
2423 18th Avenue North Court
Nashville, TN 37208

Map& Parcel : 070-15-0-024.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Rose M. Smith , a married person** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Aletha F. Johnson, unmarried** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 29, Riverview Gardens, Section I, of record in Book 3600, page 46, Register's Office for Davidson County, Tennessee.

Said Lot fronts 25.6 feet along the northerly margin of the terminus of 18th Avenue N. Court, and thence back between lines measuring 93 feet along the easterly line and 120.8 feet along ht southwesterly line, to a line in the rear measuring 104.9 feet thereon.

Being the same property conveyed to Rose M. Smith, a married person, by Warranty Deed from Charles Berry, a single person, dated 9-16-96 and recorded 9-16-96 in Book 10192, page 414, in the Register's Office of Davidson County, Tennessee.

This is not the primary residence of Grantor.

Property Address: 2423 18th Avenue North Court, Nashville, TN 37208

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind herself, her heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

Rose M. Smith By Hollis Smith A Horng in Fact
Rose M. Smith
By: Hollis Smith, Attorney-in-Fact

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Hollis Smith** , with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he holds a valid power of attorney executed by **Rose M. Smith,** and acting under such power of attorney he executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Instrument No. 20100521003933 6 of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this 19th day of May, 2010.

Notary Public

KRISTEY R. RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2011

My Commission Expires: 8/23/2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $58,000.00.

Affiant

SWORN TO and subscribed before me this 19th day of May, 2010.

Notary Public

My commission expires: 8/23/2011

KRISTEY R. RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2011