BILL GARRETT, Davidson County
Trans:T20100031974 DEEDWARR
Recvd: 05/27/10 12:04 2 pgs
Fees:13.00 Taxes:425.50

20100527-0040931

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $115,000.00

Affiant

Subscribed and sworn to before me, this 25th day of May, 2010.

Notary Public

My commission expires: 7-21-13

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
505 E Main Street
Hendersonville TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Amber L. Cooper	**Superior Bank**	**43-9-179.00**
215 Dupont Ave	**17 N 20th Street**	
Madison, TN 37115	**Birmingham AL 35203**	

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 ACKNOWLEDGE, WE,

Dale Edward Smith and wife, Brenda Lee Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Amber L. Cooper, an unmarried woman

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. 18 in Block "C" on the Plan of Woodlawn Estates, of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 50 feet on the Northerly side of Dupont Avenue and runs back between parallel lines 165 feet to a dead line and measures 50 feet thereon.

Being the same property conveyed to Dale Edward Smith and wife, Brenda Lee Smith by Warranty Deed from Walter B. Coleman and wife, Darlene R. Coleman, recorded on the 11th day of February, 1988 in Deed Book 7467, Page 870, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee.

This is improved (__X__) unimproved (____) property known as 215 Dupont Ave, Madison, TN 37115.

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 in 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 my/our hand(s) this 25th day of May, 2010.

Dale Edward Smith

Brenda Lee Smith

Brenda Lee Smith

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, a Notary Public of said County and State, **Dale Edward Smith,** the within named Grantors, 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, at office, this 25th day of May, 2010.

Notary Public

My Commission Expires: 7-21-13

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, a Notary Public of said County and State, **Brenda Lee Smith** , the within named Grantors, 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, at office, this 25th day of May, 2010.

Notary Public

My Commission Expires: 7-21-13

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY