BILL GARRETT, Davidson County
Trans:T20100038170 DEEDWARR
Recvd: 06/23/10 08:52 2 pgs
Fees:13.00 Taxes:284.90
20100623-0048902

Name and Address of New Owner:	Send Tax Bills To:	Prepared by:
Todd Conway Tiffany Embry 5543Edmondson Pike #46 Nashville TN 37211	Todd Conway 5543 Edmondson Pike #46 Nashville, TN 37211	Southeast Title 907 Rivergate Parkway S-B-1 Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $77,000.00

Affiant

Subscribed and sworn to before me on 06/18/10.

Notary Public

My Commission Expires: 4-28-2014

SHELLY M. BENTLEY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Map & Parcel No.
72-160-193

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, James Stewart Smith unmarried, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Todd Conway unmarried Tiffany Embry Married, as joint tenants with right of survivorship, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Property known as 1501 Wayne Dr Nashville TN 37206, County of Davidson:

Land in Davidson County, Tennessee, being Lot No. 49 on the map of Porter Heights Subdivision, Section II, as of record in Book 1424, page 79, Register's Office for said County, Described as follows:

Beginning at a point in the East Margin of Wayne Drive at the corner of Lots Nos. 49 and 50; thence with the line between said lots eastwardly 161.36 feet to a point thence Southwardly 90 feet to the North margin of Sheridan Road thence with the margin of the same Westwardly 141.3 feet to the beginning of a curve; thence around said curve Northwestwardly 31.42 feet to the East margin of Wayne Drive; thence with the margin of the same Northwardly 70 feet to the beginning.

Being the same property conveyed to James Stewart Smith by deed from The Provident Bank dated 8/8/03, filed of record in Instrument Number 20030910-0131958, said Register's Office.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 1501 Wayne Dr, Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 06/18/10.

James Stewart Smith

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, James Stewart Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Gallatin, TN, this the 18 day of June, 2010.

Notary Public

ROY C. FORNEY III
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires:

MY COMMISSION EXPIRES MAY 6, 2012