39B

WARRANTY DEED	State of Tennessee County of Davidson
BILL GARRETT, Davidson County Trans:T20100055945 DEEDWARR Recvd: 09/07/10 14:19 2 pgs Fees:13.00 Taxes:1221.00 20100907-0071037	The actual consideration or value, whichever is greater, for this transfer is **$330,000.00.** Affiant Subscribed and sworn to before me, this the 30th day of August, 2010. Notary Public My commission expires: 8-7-13 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Anthony Hughes **Kristin Allen**	**Magna Bank**	**Map 103-04 Parcel 322.00**
4020 Utah Ave.	**1187 Old Hickory Blvd., Ste 100**	
Nashville, Tennessee 37209	**Brentwood, TN 37027**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Angela I. Smith, formerly known as Angeli I. Elizondo, and Whitaker W. Smith, wife and husband

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

Kristin Allen, an unmarried woman, and Anthony Hughes, an unmarried man as joint tenants with Right of Survivorship
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 part of Lot No. 99 on the Plan of West End Annex, as of record in Book 332, Page 61, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the northerly margin of Utah Avenue at a point 65 feet from the easterly margin of 41st Avenue North, being the Southeast corner of the property conveyed to Arthur Sender and wife, of record in Book 2999, Page 5, said Register's Office; thence, with the northerly margin of Utah Avenue, East 85 feet to the corner of Lot Nos. 99 and 100; thence, with the line between said Lots, North 161.9 feet to the Southeast corner of the property conveyed to J. M. Waggoner and wife, of record in Book 1562, Page 13, said Register's Office; thence, along J. M. Waggoner's southerly boundary, West 150 feet to the easterly margin of 41st Avenue North; thence, along said Avenue, South 7.8 feet to the Northwest corner of the property conveyed to Arthur Sender and wife, of record in Book 2995, Page 5, said Register's Office; thence, along Arthur Sender's northern boundary line, East 65 feet to the Northeast corner; thence, along the easterly boundary line of said property, South 155 feet to the BEGINNING.

BEING the same property conveyed to Angela I. Elizondo, a single person, and Whitaker W. Smith, a single person, as joint tenants with right of survivorship, by Warranty Deed dated October 27, 2004 from Leroy F. Selig, Executor of the Estate of Margie E. Jordan, of record in Instrument No. 20041028-0129779, Register's Office for Davidson County, Tennessee. And being further conveyed to Angela I. Elizondo, a single person, and Whitaker W. Smith, a single person, as joint tenants with right of survivorship, by Quitclaim Deed dated October 27, 2004, from Leroy F. Selig and Raymond Keith Stiltner, as beneficiaries under the Last Will and Testament of Margie E. Jordan, of record in Instrument No. 20041028-0129780, Register's Office for Davidson County, Tennessee. The parties having since married and the said Angela I. Elizondo is now known as Angela I. Smith.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (X) Unimproved ( ) property, known as **4020 Utah Ave., Nashville, Tennessee 37209**

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 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 my/our hand(s) this **30th** day of **August, 2010.**

Angela I. Smith

Whitaker W. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Angela I. Smith and Whitaker W. Smith,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **August, 2010.**

Notary Public

My Commission Expires: 2/24/13

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.