BILL GARRETT, Davidson County
Trans:T20100078387 DEEDWARR
Recvd: 12/13/10 13:48 3 pgs
Fees:18.00 Taxes:129.50
20101213-0099150

THE ACTUAL CONSIDERATION FOR
TENNESSEE RECORDING TAX
PURPOSES IS $35,000.00

THIS INSTRUMENT PREPARED BY:
DAVID KENNEDY, JR., ATTORNEY AT LAW
3052 Lebanon Road
Nashville, TN 37214
(from information furnished by the parties)

ADDRESS NEW OWNER:
JEAN CROWELL
2027 Hickory Hill Lane
Hermitage, TN 37076

SEND TAX BILLS:
SAME AS OWNER

MORTGAGEE:
NONE

MAP/PARCEL:
75-11 / 147

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, EVA SMITH (a/k/a Eva M. Smith and/or Eva Mae Smith), Individually, and as Administratrix for the Estate of Virgil Wayne Meeks and Executrix for the Estate of Lee Roy Smith (hereinafter called the Grantor), have bargained and sold, and by these presents do transfer and convey unto JEAN CROWELL, married (hereinafter called the Grantee), her heirs, successors and assigns, all of her individual interest and all right, title, and interest of the respective estates set forth above, in and to 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. 69-A on the Plan of the zone Lot Division of Lots 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 64, 65, 67, 68, 69, 71, 72, 73, 75, 76, 77, and 79, Rachel's Square, Section Two, as of record in Book 6250, Page 541, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Virgil Wayne Meeks, Lee Roy Smith, and Eva Smith, by Quitclaim Deed from Virgil Wayne Meeks, dated April 29, 1994, of record in Book 9428, Page 247, Register's Office for Davidson County, Tennessee. The said Virgil Wayne Meeks subsequently became deceased on July 4, 2008 (see Probate No. 10P-1221), and Lee Roy Smith subsequently became deceased on October 5, 2010 (see Probate No. 10P-1732); and the said Eva Smith having been issued official "Letters" by the Seventh Circuit (Probate) Court for Davidson County, Tennessee relative to both estates.

This conveyance is subject to all matters of record including, but not limited to, restrictions, declarations, easements, assessments, as shown of record in the Register's Office for Davidson County, Tennessee, and all applicable zoning ordinances, subdivision/condominium covenants and bylaws.

This is improved real property located at and known as 917 Rachel's Place, Hermitage, Davidson County, Tennessee, 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and I, the Grantor, individually and on behalf of the Estates of Virgil Wayne Meeks and Lee Roy Smith, respectively, do covenant to the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 8th day of December, 2010.

Eva Smith

EVA SMITH, Individually and as Administratrix for the estate of Virgil Wayne Meeks and Executrix for the Estate of Lee Roy Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **EVA SMITH, Individually, and as Administratrix for the estate of Virgil Wayne Meeks and Executrix for the Estate of Lee Roy Smith,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 8th day of December, 2010.

Julie O. Grubbs

NOTARY PUBLIC

JULIE O. GRUBBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 3/3/2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $35,000.00

Eva Smith

AFFIANT

Subscribed and sworn to before me this 8th day of December, 2010.

Julie O. Grubbs

NOTARY PUBLIC

JULIE O. GRUBBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 3/3/2014