Record 3rd

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/28/10 16:00 2 pgs
Fees:13.00 Taxes:214.60
20101228-0103052



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $58,000.00.

Affiant

Subscribed and sworn to before me this 20th day of December, 2010

Notary Public

My Commission expires: 8/19/14 (Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Larry E. Wilson	SAME	093-16-0-179.00
1717 Esther Ave Nashville, TN 37207		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Nancy J. Smith and Ruth Queen Smith, the Heirs-at-law of Ruth Williams Smith,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Larry E. Wilson**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lots Nos. 12 and 13 on the Plan of the Koosis Property, not of record, described as follows:

Beginning at the northerly margin of Fain, formerly Spring Street, at the southwest corner of the property conveyed to Ernest Ridley, et al, by deed from L.A. Enoch, Sr. of record in Book 1542, page 328, Register's Office for said County, being the corner of Lots 13 and 17; thence with the northerly margin of said street, Westwardly 50 feet to a point 25 feet east of the easterly margin of an alley; thence northwardly and parallel with said alley, 165 feet to the southerly margin of another alley; thence with said last mentioned alley, eastwardly 50 feet to the northwest corner of the said Ridley property; thence with the westerly line of said, southwardly 165 feet to the beginning.

Being the same property conveyed to Yancey Smith and wife, Ruth Williams Smith, by deed from Leon Gilbert, an unmarried man, on January 18, 1957, of record in Book 2635, page 217, Register's Office for Davidson County, Tennessee. The said Yancey Smith having since died on October 27, 2001, leaving said property to Ruth Williams Smith by right of survivorship. The said Ruth Williams Smith having since died intestate on April 13, 2004, leaving the property to her heirs-at-law.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2011 and subsequent years, plus any penalties and interest which may accrue.

This is improved property known as: **86 Fain Street, Nashville, TN 37210-2769**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this December 20, 2010.

The Heirs-at-law of Ruth Williams Smith

Ruth Queen Smith

BY: Nancy J. Smith
Nancy J. Smith

BY: Nancy J. Smith for Ruth Queen Smith
Nancy J. Smith, Attorney-in-fact
Atty-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Nancy J. Smith** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 20, 2010

My commission expires 8/19/14

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Nancy J. Smith,** with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Ruth Queen Smith,** the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Ruth Queen Smith**, the bargainor(s), by the said **Nancy J. Smith,** as Attorney-in-Fact.

WITNESS my hand and seal, this 20th day of December, 2010.

NOTARY PUBLIC My Commission Expires: 8/19/14

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 9/23/11

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY