WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of January, 2011.

Notary Public:

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Anna K. Curlee	Mortgage Investors Group	Parcel ID:
1311 Cabana Ct.	8320 E. Walker Springs Lane	10803021600
Nashville, TN 37214-3925	Knoxville, TN 37923	

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 acknowledged, we

Gilbert L. Smith, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Anna K. Curlee , an unmarried woman and Cullen B. Curlee and wife, Barbara B. Curlee,as joint tenants*
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:
*with right of survivorship

BEING Lot No. 89-B on the Plan of Patio Villa, Section Four, Zone Lot Division, Lots 87 Thru 92, of record in Book 5200, Page 632, and amended in Book 6900, Page 538, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Gilbert L. Smith by deed from Metropolitan Federal Savings and Loan Association, of record in Book 8249, Page 532, dated November 30, 1990, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 5970, Page 829; Book 6199, Page 70 and amended in Book 6406, Page 799, said Register's Office.

This conveyance is made subject to: (1) 2011 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 5200, Page 632, and amended in Book 6900, Page 538, said Register's Office (3) Rules and Regulations of record in Book 7266, Page 827, said Register's Office; (4) Sign Location Leases of record in Book 5164, Page 34; Book 5157, Page 655; Book 5680, Pages 76, 78, and 80, said Register's Office; (5) Deed of Conveyance of Sewer Line of record in Book 6165, Page 742, and Book 6021, Page 919, said Register's Office; (6) Sewer Easement of record in Book 6021, Page 843, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1311 Cabana Ct., Nashville, TN 37214-3925

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 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 hand this 12th day of January, 2011.

Gilbert L. Smith

BILL GARRETT, Davidson County
Trans:T20110002590 DEEDWARR
Recvd: 01/13/11 09:39 2 pgs
Fees:13.00 Taxes:279.35
20110113-0003597

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gilbert L. 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 Nashville, Tennessee, this 12th day of January, 2011.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.