BILL GARRETT, Davidson County
Trans:T20110012684 DEEDWARR
Recvd: 03/02/11 15:30 2 pgs
Fees:13.00 Taxes:229.40

20110302-0016838

Prepared by and return to:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $62,000.00

Richard Watkins
Affiant

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Subscribed and sworn to before me, this 28th day of February, 2011.

Karen McCalla
Notary Public
My commission expires: May 31, 2011

02-1102-47263

Address of New Owner:	Send Tax Bills to:	Tax Information
Douglas Smith 744 Winthorne Drive Nashville TN 37217	NEW OWNER	120-01-0 049.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Eva Nell Doebel Edgin, f/k/a Nell D. Rogers, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Douglas Smith, hereinafter called the Grantees, their successors 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 Lot No. 346 on the Map of Glengarry Park, Section 3, of record in Book 2900, Page 25, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William A. Rogers, Jr. and wife, Nell D. Rogers, by deed from Tony Tamburo and wife, Marjorie Gates Tamburo, dated 10/12/62, recorded 10/15/62, of record in Book 3437, Page 473, said Register's Office. William A. Rogers, Jr. having since died, leaving Nell D. Rogers as the sole surviving tenant by the entirety. Nell D. Rogers is one and the same person as Nell D. Edgin and Eva Nell Doebel Edgin.

Power of Attorney recorded in Instrument No. 20030512-0063170, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 744 Winthorne Drive, Nashville, TN 37217

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 28th day of February, 2011.

Eva Nell Doebel Edgin, by Alice M. Gregory, her attorney in fact

Eva Nell Doebel Edgin, by Alice M. Gregory, her attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Alice M. Gregory, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Eva Nell Doebel Edgin and that she is authorized by Eva Nell Doebel Edgin to execute this instrument on her behalf.

Witness my hand in Brentwood, TN, this 28th day of February, 2011.

State of Tennessee at Large

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission expires
1/19/14