BILL GARRETT, Davidson County
Trans:T20110033703 DEEDWARR
Recvd: 06/06/11 11:52 2 pgs
Fees:13.00 Taxes:266.40
20110606-0043193

This instrument prepared by:
Benchmark Title Company
110 Court Square - P.O. Box 747
Lafayette, Tennessee 37083

The preparer makes no representations or warranties as to the accuracy of the description or the status of the title of the property. This document has been prepared based upon information furnished to the preparer.

WARRANTY DEED

RESPONSIBLE TAXPAYER(S) AND OWNER(S):
Denny R. Smith
1329 ANTIOCH PIKE
NASHVILLE TN 37211

MAP: 134-15 PARCEL: 9 5DU-13321

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the Grantee to the Grantors, the receipt and sufficiency of which are hereby acknowledged in full, we, ***Doyle R. Smith and wife, Dianna Lucille Smith,*** have bargained and sold, and by these presents do transfer and convey unto, ***Denny R. Smith,*** his heirs and assigns, a certain tract or parcel of land in the 5th Civil District of Davidson County, Tennessee, as follows:

Land in the 5th, formerly 7th Civil District of Davidson County, Tennessee, described according to a survey made by E. R. Southgate, Surveyor, June 3, 1942, as follows:

Beginning at a spike in the center line of Mill Creek Valley Pike, now known as Antioch Pike, at the southwest corner of the property conveyed to A. W. Matthews, Trustee, by deed of record in Book 502, Page 160, Register's Office for said county; thence along Matthews' south line, north 48 degrees east 137.5 feet to the center line of Asylum Road, now known as Ezell Road; thence with the center line of the same south 3 degrees west 215.8 feet to a spike at the center line of Asylum Road and Mill Creek Valley Pike; thence with the center line of Mill Creek Valley Pike, north 39 degrees west 158.3 feet to the beginning.

Being the same property conveyed to Doyle R. Smith and wife, Dianna Lucille Smith from Doyle R. Smith and Benton Smith by Quitclaim Deed dated November 11, 1980, recorded in Book 8191, Page 262, Register's Office of Davidson County, Tennessee.

Possession with deed.

2011 taxes shall be paid by Grantees.

This property is not the principal address of the Grantor(s).

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to, ***Denny R. Smith, single,*** their heirs and assigns, forever. And we covenant with the said, ***Denny R. Smith, single,*** 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, except for applicable building and zoning regulations, all visible easements, and any restrictions of record.

And we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to said land to the said, ***Denny R. Smith, single,*** his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, this 6th day of June, 2011.

Doyle R. Smith

Doyle R. Smith

Dianna Lucille Smith

Dianna Lucille Smith

STATE OF TENNESSEE
COUNTY OF MACON

Before me, a Notary Public in and for said State and county, personally appeared, ***Doyle R. Smith and wife, Dianna Lucille Smith,*** with whom I am personally acquainted (or proved to me by satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Lafayette, Tennessee, this the 6th day of June, 2011.

Julie L. Jones

NOTARY PUBLIC

JULIE L. JONES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF MACON

MY COMMISSION EXPIRES: 5/20/15

AFFIDAVIT

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is **$72,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me this 6th day of June, 2011.

Julie L. Jones

REGISTER OR NOTARY

JULIE L. JONES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF MACON

MY COMMISSION EXPIRES: 5/20/15

jlj/RE-00 Doyle Smith, et ux to Denny Smith deed