BILL GARRETT, Davidson County
Trans:T20110043501 DEEDWARR
Recvd: 07/19/11 13:02 2 pgs
Fees:13.00 Taxes:273.80
20110719-0055184

PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
661 LONE OAK ROAD
MT. JULIET, TN 37122

# WARRANTY DEED

**FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Dana L. Smith, Trustee under the Revocable Trust Agreement of Ray W. Smith and Aline L. Smith, dated December 11, 2009 and Dana L. Smith, Individually and Ray W. Smith, Jr., Individually has this day bargained and sold and does hereby transfer and convey unto Margaret M. Hunt, unmarried, her heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:**

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of the Village of Old Hickory, Section "A" of record in Book 1424, Page 68, Register's Office for said County.

Said Lot fronts 53 feet on the easterly side of Lawrence Street and runs back between parallel lines 88 feet to a dead line.

Being the same property conveyed to Ray W. Smith, Sr. and wife, Aline Smith, by deed from Nile Young and wife, Della Young, dated February 19, 1974, of record in Deed Book 4789, Page 724, Register's Office for Davidson County, Tennessee. Being the same property further conveyed to Dana L. Smith, Trustee under the Revocable Trust Agreement of Ray W. Smith and Alene L. Smith, dated December 11, 2009 by deed from Ray W. Smith, Sr. and wife, Aline Smith recorded in Instrument Number 20091217-0115009, Register's Office for Davidson County, Tennessee. Affidavit of Heirship of record in Instrument Number 20110303-0017305. Ray Smith having since died on January 10, 2011 and Aline Smith having since died on January 13, 2011.

**TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Margaret M. Hunt, unmarried, her heirs and assigns, forever.**

**The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.**

**The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.**

**WITNESS OUR HANDS THIS THE 13th day of July, 2011.**

Dana L. Smith, Trustee
**Dana L. Smith, Trustee under the Revocable Trust Agreement of Ray W. Smith and Aline L. Smith, dated December 11, 2009**

Dana L. Smith
**Dana L. Smith, Individually**

Ray W. Smith Jr.
**Ray W. Smith, Jr., Individually**

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Dana L. Smith, Trustee under the Revocable Trust Agreement of Ray W. Smith and Aline L. Smith, dated December 11, 2009 with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledges that he/she is the Trustee of the maker or constituent of the maker, and in authorized by the maker of by constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and official seal at Lebanon ,TN on this the 13th day of July, 2011.

Kristi Howell
Notary Public

My Commission Expires: 4/20/2015

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Dana L. Smith, Individually and Ray W. Smith, Jr., Individually with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 13th day of July, 2011.

Kristi Howell
NOTARY PUBLIC
MY COMMISSION EXPIRES 4/20/2015

## AFFIDAVIT

**I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $74,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.**

Margaret M Hunt
Affiant

Subscribed and sworn to before me this 13th day of July, 2011.

Kristi Howell
NOTARY PUBLIC

My Commission Expires: 4/20/2015

Map & Parcel No.: 44-11-0-135.00

Name and address of new owner:
Send tax bills to:
Margaret M. Hunt
344 River Drive
Mt. Juliet, TN 37122