BILL GARRETT, Davidson County
Trans:T20110050841 DEEDWARR
Recvd: 08/18/11 09:52 2 pgs
Fees:13.00 Taxes:222.00
20110818-0063846

This instrument prepared by: Fearnley & Califf, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 16th day of August, 2011, by and between Zandra Y Smith, unmarried, party of the first part, and Willie J Thomas, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 7, on the Plan of Resubdivision of Lots 37 and 38 and part of Lots 39, 40 and 41, Block I, on the Plat of Forest Park Subdivision at Madison, Section 2, of record in Plat Book 8250, Page 869, in the Register's Office for Davidson County, Tennessee, to which PLan reference is hereby made for a more complete description of the property.

Being all or part of the same property conveyed to Zandra Y. Smith, by virtue of that certain Quit Claim Deed dated October 26, 2009, at Instrument No. 20091116-0105072 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2011 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Zandra Y. Smith
Zandra Y Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Zandra Y Smith, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of August, 2011.

Memorie White
Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Willie J Thomas
213 Engel Ave.
Goodlettsville, TN 37072

Tax Parcel No 04313042700

Property Address: 621 Forest Park Court
Madison, TN 37115

MAIL TAX BILLS TO: Owner at Owner's Address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $60,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Willie J. Thomas
AFFIANT

SUBSCRIBED AND SWORN TO before me this 16th day of August, 2011.

Memorie White
Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY