BILL GARRETT, Davidson County
Trans:T20110073444 DEEDWARR
Recvd: 11/21/11 09:18 2 pgs
Fees:13.00 Taxes:462.50
20111121-0090804

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$125,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
14th DAY OF November, 2011.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: JANUARY 9, 2012

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eva M. Smith 5011 Bonnaside Drive Hermitage, TN 37076	New Owner	Map & Parcel 07513009501

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,

Margaret B. McMurtry, widow, by and through Sandra M. Corbin, Attorney in Fact

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Eva M. Smith, unmarried

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:

Land in Davidson County, Tennessee, being Lot No. 976 on the Plan of Hermitage Hills, Section 11 of record in Book 3600, Page 30, Register's Office for Davidson County, Tennessee.

Said Lot No. 976 fronts 70 feet on the northerly margin of Bonnaside Drive and runs back between lines, 155.1 feet on the easterly line and 143.7 feet on the westerly line to a dead line on which measures 110.8 feet.

Being the same property conveyed to Horace J. McMurtry and wife, Margaret B. McMurtry by Deed from Arthur R. Townes and wife, Rosa M. Townes dated July 22, 1974 of record in Book 4836, Page 773, Register's Office for Davidson County, Tennessee. Horace J McMurtry died testate April 16, 2004. Property now vests in Margaret B. McMurtry as surviving tenant by the entirety.

This instrument is being executed pursuant to a Power of Attorney of record in Instrument No. 20111103-0085748, Register's Office for County, Tennessee.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 3600, Page 30, Register's Office for Davidson County, Tennessee.
2) 2012 taxes and subsequent years.
3) Any and all restrictions, conditions, and easements of record.

This is improvedproperty known as: **5011 Bonnaside Drive, Hermitage, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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(s) this 14th day of November, 2011.

Margaret B. McMurtry by Sandra M. Corbin, Attorney in Fact
Margaret B. McMurtry by Sandra M. Corbin Attorney in Fact

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 Sandra M. Corbin, Attorney-in-Fact for Margaret B. McMurtry, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf Margaret B. McMurtry for the purposes therein contained.

WITNESS my hand and official seal this 11th day of November, 2011

NOTARY PUBLIC

My Commission Expires: 11-4-2013

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: NOVEMBER 4, 2013

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076