THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

BOX 50-B RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $573,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF NOVEMBER 2011.

Notary Public

MY COMMISSION EXPIRES: May 6, 2013

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Smithing	NEW OWNER	MAP 144-12
5900 East Ashland Drive		PARCEL 37
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Marcia A. C' DeBaca, Successor Trustee and Elaine L. Ganick, Successor Trustee of The Samuel J. LaVoi and/or Madoline F. LaVoi Revocable Living Trust u/a/d May 17, 2003**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven Smithing and wife Joleyn Smithing**

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:

Being the same property conveyed to Samuel J. LaVoi and wife Madaleine F. LaVoi by deed from C. Alex Brown and wife Eddie Mae Brown, of record in Book 3860 page 985, dated February 12, 1965 in the Registers Office for Davidson County, Tennessee. And further being conveyed to "The Samuel J .LaVoi and/or Madoline F. VaLoi Revocable Living Trust" through Samuel J. laVoi and Madoline F. LaVoi, Trustees, by quitclaim deed dated May 17, 2003 from Samuel J. LaVoi and Madoline F. LaVoi, of record in Instrument No. 20030612-0081232, Registers Office for Davidson County, Tennessee. As evidenced by a Notarized Summary of Trust of record in Instrument No. 20030612-0081230, and revised in Instrument No. 20090707-0063403, Registers office for Davidson County, Tennessee, the said Samuel J. LaVoi resigned as a Co-Trustee and Elaine L. Ganick and Marcia A. C' DeBaca were named as Successor Trustees to replace him with full power to mortgage real property without joinder of beneficiary. The said Madaleine F. LaVoi and Madoline F. LaVoi are one and the same person. Madoline F. LaVoi also having resigned as a Co-Trustee and Elaine L. Ganick and Marcia A. C'DeBaca were named as Successor Trustees.

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Otter Creek Hills, Section 2, of record in Plat Book 3106 page 54, Registers Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **5900 East Ashland Drive, Nashville, TN 37215.**

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.

BILL GARRETT, Davidson County
Trans:T20110076534 DEEDWARR
Recvd: 12/05/11 11:06 2 pgs
Fees:13.00 Taxes:2120.10

20111205-0094498

Witness our hand(s) this the 30th day of November, 2011.

The Samuel J. LaVoi and/or Madoline F. LaVoi Revocable Living Trust u/a/d May 17, 2003

Marcia A. C'deBaca, Trustee
Marcia A. C' DeBaca, Successor Trustee

Elaine L. Ganick, Trustee
Elaine L. Ganick, Successor Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Marcia A. C' DeBaca and Elaine L. Ganick** with whom I am personally acquainted and who upon his oath acknowledged themselves to be the **Successor Trustees** of the **The Samuel J. LaVoi and/or Madoline F. LaVoi Revocable Living Trust u/a/d May 17, 2003** the within named bargainors, and Trust, and that they as such Trustees being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Marcia A. C' DeBaca and Elaine L. Ganick** as such **Successor Trustees**.

Witness my hand and seal this the 30 day of November, 2011.

My Commission expires May 8, 2012.

Notary Public

MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN