THIS INSTRUMENT PREPARED BY:
DAVID A. CHILDRESS
ATTORNEY AT LAW
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $183,000.00.

LuAnn Maloney
AFFIANT

Subscribed and sworn to before me this 12th day of July, 2012.

Notary Public
My Commission Expires:
1-6-2015

BILL GARRETT, Davidson County
Trans: T20120055243 DEEDWARR
Recvd: 07/27/12 10:09 3 pgs
Fees: 18.00 Taxes: 677.10
20120727-0066223

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
William H. Smallman P.O. Box 158444 Nashville, TN 37215	Same	103-04-0-379.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **BARBARA G. SMITH** and **JEFFREY L. SMITH**, Personal Representatives of the Estate of **CLYDE T. MAYNOR**, deceased (herein referred to as "Grantors"), have bargained and sold, and by these presents does hereby transfer and convey unto **WILLIAM H. SMALLMAN** (herein referred to as "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land located in **Davidson** County, Tennessee, described as follows, to-wit:

Being the westerly 1/2 of Lot No. 71 on the Map of West End Annex, as of record in Book 332, page 61, Register's Office for said County.

Said part of Lot No. 71 fronts 50 feet on the northerly side of Nebraska Avenue, formerly 8th Street, and runs back between parallel lines 158.3 feet to an alley.

Being the same property conveyed to Clyde T. Maynor and wife, Rubye Irene Maynor, by deed from W. E. Stringfellow and wife, Hazel M. Stringfellow, of record in Book 1560, page 289, dated February 19, 1948, said Register's Office. The said Rubye Irene Maynor having died June 11, 2000 and title to said property vested solely in Clyde T. Maynor as the surviving spouse. The said Clyde T. Maynor having died January 11,

2012, never having remarried. This transfer is made by the Personal Representatives of the Estate of Clyde T. Maynor pursuant to authority granted under the Last Will of Clyde T. Maynor which was duly admitted to probate in Davidson County, Tennessee, in the Seventh Circuit Court, Probate Division (12P-190) on February 16, 2012.

This description is the same as used in the last deed of record.

This is improved property known as 4016 Nebraska Avenue, Nashville, Tennessee 37209.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions:

1. Davidson County taxes for 2012, a lien, but not yet due and payable, which has been prorated and is assumed by the Grantee; and

2. Matters shown on the plan of record in Book 332, page 61, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, GRANTEE'S heirs and assigns, forever; and GRANTORS do covenant with the said GRANTEE that GRANTORS are lawfully seized and possessed of said land; have a good right to convey it; and the same is unencumbered, except as otherwise herein set out. GRANTORS do further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to said land to the said GRANTEE, GRANTEE'S heirs and assigns, against the lawful claims of all persons whomever.

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 our hand this 12th day of July, 2012.

Barbara G. Smith, Personal Representative
of the Estate of Clyde T. Maynor, deceased

Jeffrey J. Smith, Personal Representative
of the Estate of Clyde T. Maynor, deceased

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Barbara G. Smith, Personal Representative of the Estate of Clyde T. Maynor, deceased,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument as Personal Representative for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of July, 2012.

Dana A. Cobb
Notary Public

My Commission Expires: 7/6/2015

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jeffrey L. Smith, Personal Representative of the Estate of Clyde T. Maynor, deceased,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument as Personal Representative for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of July, 2012.

Dana A Cobb
Notary Public

My Commission Expires: 7/6/2015