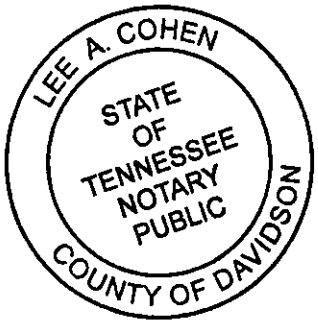
BOX 10-B



STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

James William Smartt Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8TH DAY OF **MAY, 2013.**

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: May 5, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES WILLIAM SMARTT, JR.	**SAME**	**072-04-0-153.00**
(NAME) **230 BLUEGRASS DRIVE**	(NAME)	
(ADDRESS) **HENDERSONVILLE, TN 37075**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, I, **BETTYE JEANNE RICHARDSON, A/K/A BETTYE J. RICHARDSON, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES WILLIAM SMARTT, JR.,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 27 of Block "A" on the Plan entitled Inglewood Terrace, as of record in Plat Book 1130, page 1, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 27 fronts 80 feet on the southeasterly side of Inglewood Circle South and runs back between lines, 178 feet 3 inches on the northeasterly line and 172 feet 8 inches on the southwesterly line to a dead line in the rear and measures 80 feet 3 inches thereon.

Being the same property conveyed to SAMUEL B. RICHARDSON, JR. and wife, BETTYE JEANNE RICHARDSON, by deed from C. A. WHEELER , JR. and wife, ALICE THORNE WHEELER, of record as Book 2141, page 615, dated April 10, 1953, said Register's Office. The said Samuel B. Richardson, Jr. having since died, leaving the said Bettye Jeanne Richardson the surviving tenant by the entirety.

See Durable Power of Attorney for Bettye J. Richardson being recorded simultaneously herewith as Instrument No. 20130508-0046604, Register's Office for Davidson County, Tennessee.

BETTYE JEANNE RICHARDSON AND BETTYE J. RICHARDSON ARE ONE AND THE SAME PERSON.

unimproved ( )
This is improved(X) property, known as 3812 INGLEWOOD CIRCLE SOUTH, NASHVILLE, TN 37216
(House Number) (Street) (P.O. Address) (C

BILL GARRETT, Davidson County
Trans: T20130038533 DEEDWARR
Recvd: 05/08/13 13:15 2 pgs
Fees: 13.00 Taxes: 333.00



20130508-0046605

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 this **8th** day of **MAY, 2013.**

Bettye J. Richardson
M. Lynnette Fox, Attorney in
Fact for Bettye J. Richardson

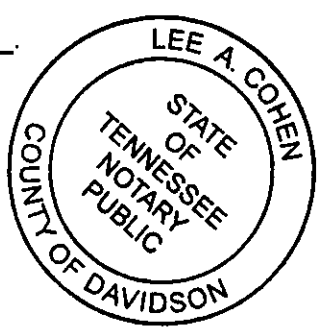
BETTYE J. RICHARDSON
BY: M. LYNNETTE FOX, ATTORNEY IN FACT FOR BETTYE J. RICHARDSON

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 **M. LYNNETTE FOX, ATTORNEY IN FACT FOR BETTYE J. RICHARDSON**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **BETTYE J. RICHARDSON** and who acknowledged that she executed the same as the free act and deed of **BETTYE J. RICHARDSON**.

Witness my hand and official seal at Nashville, Tennessee this 8th day of May, 2005.

My commission expires: **May 5, 2015**.



Lee A. Cohen
Notary Public