map 059-05.0
par. 169.00

BOX 50-3

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

The actual consideration or value, whichever is greater for this transfer if $111,000.00

This instrument prepared by & return to: Bankers Title + Escrow

Fearnley, Martin & McDonald, PLLC

25 Century Blvd, Suite 212
Nashville, TN 37214

new owner:
Robbin D. Smith
4134 Farmview Dr.
Nashville TN 37218

Send tax bills:
First Community Mtg
275 Robert Rose Drive
Murfreesboro, TN 37129

WARRANTY DEED

THIS INDENTURE made and entered into this 2nd day of August, 2013, by and between Helena Gregory, unmarried, party of the first part, and Robbin D Smith, single, 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 167 on the Plan of Buena Vista Estates, Section 5, as of record in Book 4460, Page 22, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the northerly margin of Farmview Drive said point being the common corner of Lots 166 and 167, thence with the line between said two lots, northwardly 120.1 feet to a point; thence westwardly 118.9 feet to the easterly margin of Bobwhite Drive; thence with the easterly margin of said Bobwhite Drive, southwardly 92.30 feet to the beginning of a curve to the left; thence around said curve, which has a radius of 25 feet, 40.31 feet to the northerly margin of Farmview Drive; thence with the northerly margin of said Farmview Drive, eastwardly 103.72 feet to the point of the beginning.

Being all or part of the same property conveyed to Daniel Gregory, Sr. and Helena Gregory, by virtue of that certain Quit Claim Deed dated June 2, 1993, at Book 8968, Page 413 in the Register's Office of Davidson County, Tennessee. Daniel Gregory, Sr. and Helena Gregory remained tenants by the entirety until the death of Daniel Gregory, Sr. on April 10, 2003, leaving Helena Gregory, the remaining tenant by the entirety.

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 2013 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.

Helena Gregory

Helena Gregory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Helena Gregory, 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 2nd day of August, 2013.

Memorie White
Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans: T20130073500 DEEDWARR
Recvd: 08/26/13 12:49 2 pgs
Fees: 13.00 Taxes: 410.70

20130826-0089719

State of Tennessee
County of Williamson

The Actualrconsideration of value whichever is greater for this transfer of $111,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of August, 2013

Notary

My commission expires: March 8, 2016

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE