BILL GARRETT, Davidson County
Trans:T20130093444 DEEDWARRSP
Recvd: 10/31/13 15:42 4 pgs
Fees:23.00 Taxes:2405.00
20131031-0113283

Box 44

THIS INSTRUMENT PREPARED BY:
WESLEY D. TURNER
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $650,000.00.

Edward L Smith
Affiant

Subscribed and sworn to before me, this 31st day of October, 2013.

Notary Public

My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2014

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Edward L. Smith and Karen D. Smith 1183 West Main Street Hendersonville, TN 37075	SAME	09306403100

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALAN B. WRIGHT, TRUSTEE OF THE EVELYN SANDERS DEAL FAMILY TRUST UNDER THE WILL OF EVELYN S. DEAL FOR THE BENEFIT OF JUDITH DEAL BAUMAN, AS TO A ONE-HALF (1/2)**

UNDIVIDED INTEREST, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **EDWARD L. SMITH AND WIFE, KAREN D. SMITH**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 12 on the First Plan of Davidson Academy Lots, not of record, described as follows:

Beginning on the westerly margin of Third Avenue South, the southeast corner of the property conveyed to Ruby McDermont Whitmore by deed from Charles H. Litterer, et al, of record in Book 649, page 494, Register's Office for Davidson County, Tennessee; thence with Whitmore's southerly line westwardly 106 feet; thence southwardly 50 1/4 feet; thence eastwardly 106 feet to the westerly margin of Third Avenue South; thence with said Avenue, northwardly 50 1/4 feet to the beginning.

Being the same property conveyed to J. W. Deal and wife, Evelyn S. Sanders Deal by deed from Elizabeth Miller (being the only child and heir-at-law of Fannie Frazier Miller) of record in Book 1677, page 49, Register's Office for Davidson County, Tennessee. The said J. W. Deal having since died, predeceasing his wife, Evelyn Sanders Deal, and who since died and who devised the subject property to the Trustee by Last Will and Testament of record in Will Book A-21, page 362, Probate Court for Wilson County, Tennessee. By Executor's Quitclaim Deed Alan B. Wright, Executor of the Estate of Evelyn S. Deal conveyed a one-half (1/2) undivided interest to (a) Alan B. Wright, Trustee of the Evelyn Sanders Deal Family Trust under the Will of Evelyn S. Deal for the benefit of Donna Deal Ethridge of record as Instrument No. 20030702-0091950, Register's Office for Davidson County, Tennessee, and (b) Alan B. Wright, Trustee of the Evelyn Sanders Deal Family Trust under the Will of Evelyn S. Deal for the benefit of Judith Deal Bauman, of record in Instrument No. 20030702-0091956, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Easements for utility services and party walls for use in common with owners of attached and appurtenant improvements.

2. Memorandum of Lease by and between Alan B. Wright, Trustee of the Evelyn Sanders Deal Family Trust under the Last Will and Testament of Evelyn S. Deal, and Boots-N-More, Inc., of record in Instrument No. 20110308-0018601, Register's Office for Davidson County, Tennessee.

3. Any lack of access to a public right-of-way or across adjoining property from the rear of the property.

4. Encroachment of stairway, gutters and other improvements at rear of property onto adjoining property.

5. Any encroachment of walls or improvements onto adjoining property or right-of-way or encroachment of walls on other improvements from adjoining property onto the subject property.

6. Matters shown on the survey of R. Scot Cherry, RLS, Tennessee License No. 1512, Cherry Land Surveying, 622 West Iris, Nashville, TN 37204, dated April 6, 2005.

This is improved property known as 121 3rd Ave S, Nashville, TN 37201.

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 the undersigned does further covenant and bind the undersigned, his successors and assigns, to specially 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 claiming by, through or under said Grantor, but not otherwise.

WITNESS my hand this 31st day of October, 2013.

Alan B. Wright, Trustee of Evelyn Sanders Deal Family Trust under the will of Evelyn S. Deal for the benefit of Judith Deal Bauman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALAN B. WRIGHT, TRUSTEE OF EVELYN SANDERS DEAL FAMILY TRUST UNDER THE WILL OF EVELYN S. DEAL FOR THE BENEFIT OF JUDITH DEAL BAUMAN,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of October, 2013

Notary Public

My Commission Expires:

