NEW PROPERTY OWNERS ARE AND SEND TAX BILLS TO:	THIS INSTRUMENT PREPARED BY:
James P. Smith & Marion Trice Smith 4376 Ashland City Highway Nashville, TN 37218	Joseph L. Lackey, Jr. 2400 Crestmoor Road Nashville, TN 37215
Map Parcel No. 069-02-0-106.00	

Warranty Deed

FOR AND IN CONSIDERATION of the sum of **TEN AND NO/100 ($10.00) DOLLARS,** cash in hand paid, the receipt of which is hereby acknowledged, I, **PATRICIA DOUGLAS**, in my capacity as Conservator over the assets and person of Folia M. Harris, have this day bargained and sold and by these presents do hereby transfer and convey unto, **JAMES P. SMITH** and **MARION TRICE SMITH, HUSBAND AND WIFE**, as Tenants by the Entirety, there heirs and assigns, the following described lot or parcel of land situated in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 17, as shown on the map entitled Enchanted Hills, Section 13B, of record in Plat Book 6900, page 681, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ONEY D. HARRIS and wife, FOLIA M. HARRIS, by deed from COMMERCIAL FEDERAL MORTGAGE CORPORATION, of record in Book 8372, page 490 dated June 7, 1991, said Register's Office. The said Oney D. Harris having since died on or about June 9, 2012, leaving the said Folia M. Harris as the surviving tenant by the entirety. Patricia Ann Douglas has been appointed Conservator over the assets and the person of Folia M. Harris by Order filed in the Seventh Circuit Court of Davidson County, Tennessee Probate Division under Docket No. 11P-556. Further being the same property that the Probate Court authorized the Conservator Patricia Douglas to sell to Marion Trice Smith and James F. Smith by Order filed October 4, 2013 Docket No. 11P-556.

I COVENANT with the said GRANTEES that in my capacity as Conservator for Folia M. Harris, I am lawfully seized and possessed of the above described lot or parcel of land, that I have a good right to convey same, and that the same is unencumbered, EXCEPT for 2013 real estate taxes which are to be paid at closing, applicable zoning and building regulations and all visible easements and Restrictions referred to herein above.

This is improved property at 4376 Ashland City Highway, Nashville, TN 37218.

I FURTHER COVENANT with the said **GRANTEES** in my capacity as Conservator and bind her heirs and legal representatives, to warrant and forever defend the title to said lot or parcel of land, unto the said **GRANTEES**, their heirs and assigns, against all lawful claims of all persons whomsoever; EXCEPT as herein above set forth.

This property being sold "AS IS."

WITNESS My hand this, the 15th day of November, 2013.

BILL GARRETT, Davidson County
Trans:T20130098033 DEEDWARR
Recvd: 11/18/13 16:11 2 pgs
Fees:13.00 Taxes:499.50
20131118-0118952

Patricia Douglas, Conservator

Patricia Douglas
Conservator for Folia M. Harris

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 PATRICIA DOUGLAS, in her capacity as Conservator of Folia M. Harris, bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 15th day of November, 2013.

Brandy Gomaz
NOTARY PUBLIC

My Comm. Expires: 9/11/17

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

OATH

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $135,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Brandy Gomaz
AFFIANT

SUBSCRIBED and sworn to before me, this the 18 day of November, 2013.

R. Kirkland Moser
NOTARY PUBLIC

My Comm. Expires: 6-21-2016

R. KIRKLAND MOSER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY