Box 11

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/14/03 14:47 2pgs
Fees:13.00 Taxes:240.50
20031014-0152328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF ~~SEPTEMBER~~ OCTOBER 2003

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STEPHANIE L. WILLIAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES NOVEMBER 26, 2005

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076

H-1201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julie Baker	HomeComings Financial Network	108-08-0-E-009.00 CO
(NAME)	(NAME)	
1408 Quail Run	One Meridian Crossing, Ste. 100	
(ADDRESS)	(ADDRESS)	
Nashville , TN 37214	Minneapolis MN, 55423	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Steven Howard Smith, Administrator of the Estate of Russell Howard Smith, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Julie Baker,*HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: *unmarried

A certain Condominium Unit in Davidson County, Tennessee, described as follows: Unit No. 9, Lot No. 63 in a Horizontal Property Regime of Section 3, Phase VI, Quail Valley, of record in Plat Book 5800, Page 127 and 128, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Russell Smith, unmarried by Warranty Deed from Patricia E. Clark Person, married, dated February 4, 1994 and of record in Book 9243, Page 490, Register's Office for Davidson County, Tennessee.

The said Russell Smith having died intestate, naming his son, Russell Kevin Smith as Executor. Probate Court of Robertson County at Springfield named Steven Howard Smith as Administrator. The said Steven Howard Smith is also known as Steven H. Smith. Heirs named in the Last Will and Testament are Janice Elaine Burroughs, Nancy Gail Smith, now deceased, Steven Howard Smith and Russell Kevin Smith.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1408 Quail Run, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 10th day of October, 2003.

Estate of Russell Howard Smith

By: Steven H. Smith administrator

Steven H. Smith, Administrator

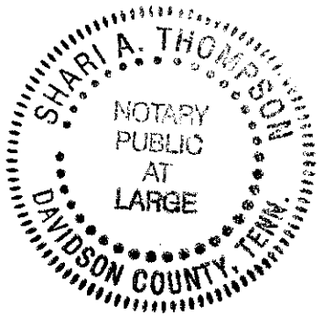
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven H. Smith Administrator for the Estate of Russell Howard Smith the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee this 9th day of October, 2003.

Commission expires:
1-29-05



Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076