PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: KM Title No: 45313

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 01/30/04 14:28 2pgs
Fees:13.00 Taxes:1139.60
20040130-0011898

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Troy J. Smith Jeanie M. Smith 1604 Otter Creek Road Nashville, Tennessee 37215	Countrywide Home Loans 3011 Armory Drive Suite 120 Nashville, Tennessee 37204

TAX MAP-PARCEL NUMBERS: 145-13-16

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$308,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Vivian B. Brandon**, married, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Troy J. Smith and **Jeanie M. Smith** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 116 on the Plan of Tyne Valley Estates, Section 5 of record in Book 3600, page 54, Register's Office for said County.

Said Lot No. 116 fronts 285.33 feet on the broken northwesterly margin of Otter Creek Road and extends back 270.8 feet on the westerly line and 194.85 feet on the easterly line to a dead line in the rear, measuring 294.9 feet thereon.

Being the same property conveyed to Jeff C. Brandon and wife, Vivian B. Brandon by deed from Michael B. Godwin and wife, Elizabeth F. Godwin of record in Book 8500, page 833, Register's Office for Davidson County, Tennessee. The said Jeff C. Brandon and Vivian B. Brandon have since divorced. By Quitclaim Deed recorded in instrument no. 20030324-0038592, Register's Office for Davidson County, Tennessee, the said Jeff C. Brandon conveyed his interest in subject property to Vivian B. Brandon.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3600, page 54 , said Register's Office, which Plan shows the minimum building set back line to be established by the City of Forest Hills and a 10 foot easement for public utility and drainage purposes along the rear line; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7720, page 747, said Register's Office and Book 7796, page 618, said Register's Office.

This is improved property, known as: 1604 Otter Creek Road, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of January, 2007.

Vivian B. Brandon

Dwight Houston

State of TENNESSEE
County of WILLIAMSON

On this 25th day of January, 2007, before me the undersigned authority, personally appeared **Vivian B. Brandon and Dwight Houston**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE My Commission Expires JULY 21, 2007
County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $308,000.00

Affiant

Sworn and subscribed before me this 25th day of January, 2007

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires JULY 21, 2007