After Recording Return To
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027
04TN007392

This instrument prepared by:
, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-667843**

Davidson County DEEDWARR
Recvd: 01/27/05 11:09 3 pgs
Fees:18.00 Taxes:442.08

20050127-0010101

WARRANTY DEED

THIS INDENTURE, made and entered into this **Twentieth day of January, 2005**, by and between **Robert Maxwell and wife, Tara Maxwell**, parties of the first part, and **Christopher Smith, an unmarried man and Katherine McQuiston, an unmarried woman**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Lot 42, HICKORY BEND, SECTION 7, as shown on plat of record in Plat Book 3600, Page 29, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Robert Maxwell and wife, Tara Maxwell from Michael R. McAllister and wife, Joyce H. McAllister, by virtue of Warranty Deed as recorded on November 29, 1999 in Book 11758, Page 734 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (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 governmental and zoning regulations.

Parcel ID # **97-5-8**
X Improved OR
Unimproved property located at: **3349 Green Ridge Dr., Nashville, Tennessee 37214**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her 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 he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, 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 of the day and year first above written.

Robert Maxwell

Tara Maxwell

STATE OF **TENNESSEE**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Robert Maxwell and wife, Tara Maxwell** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **their** free Act and Deed.

Witness my hand and Notarial Seal this **Thirtieth day of November, 2004.**

Brenda L Lehman
Notary Public

My Commission Expires: 3/10/07

****

Owner's Name: **Christopher Smith and Katherine McQuiston**

and Address: **3349 Green Ridge Dr.**
Nashville, TN 37214

Mail tax bills to, (Person or Agency responsible for payment of taxes)

NEW OWNER

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**119,480.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Thirtieth day of November, 2004.**

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 3-10-07