WARRANTY DEED G-CW-05-5901	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,900.00 State Affiant Subscribed and sworn to before me this 22nd DAY OF March, 2005. Notary Public MY COMMISSION EXPIRES My Commission Expires NOV. 22, 2008 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tonya Moore	Countrywide Home Loans, Inc,	
5901 Carl Place	(NAME) 801 Cresent Centre Drive #520	
(ADDRESS) Nashville, Tennessee 37209	(ADDRESS) Franklin, TN 37067	091-06 116.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GARY A. SMITH AND WIFE, SHONA B.SMITH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TONYA MOORE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 31, WEST PARK ADDITION, as shown on plat of record in Plat Book 2330, Page 39, 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 Gary A. Smith and wife, Shona B. Smith by Warranty Deed from Terry Clay Johnson, unmarried and Anna J. Johnson, a widow, recorded on the 19th day of August, 1999 in Deed Book 11625, Page 580, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record in Plat Book 2330, page 39; Book 2437, page 59, in the Register's Office, Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5901 Carl Place, Nashville, Tennessee 37209
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 22nd day of March, 2005.

Gary Smith
Gary A. Smith

Shona Smith
Shona B.Smith

Davidson County DEEDWARR
Recvd: 03/24/05 15:44 2 pgs
Fees:13.00 Taxes:314.13
20050324-0032272

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gary A. Smith and Shona B.Smith, the within named bargainor, 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 pruposes therein contained.

Witness my hand and official seal, this the 21st day of March, 2005.

Notary Public

My Commission Expires:

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903