Davidson County DEEDWARR
Recvd: 07/20/05 08:30 2 pg
Fees:13.00 Taxes:288.59

20050720-0084110

Prepared By & Return To:
Infinity Title, LLC
404 BNA Drive, Suite 307
Nashville, TN 37217
05-1352

GREGORY D. VADNER
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TENN.

My Commission Expires JULY 24,2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVE IS GREATER, FOR THIS TRANSFER IS $77,997.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14 DAY OF July, 2005.

Notary Public

Commission Expiration:

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Joshua Smith **180 9th Ave. N.** **Ste. 402** **Nashville, TN 37203**	**SAME AS OWNER**	**072-140-23400**

WARRANTY DEED

FOR AND IN 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, Renita D. Hudspeth, unmarried, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joshua Smith, married 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:

Land in Davidson County, Tennessee, being Lot No. 66 in E. T. Brown's Subdivision of Lots Nos. 21 to 26, inclusive on the Plan of Brownsville Addition to Nashville of record in Book 332, page 91, 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 Renita D. Hudspeth on 06/26/98, by deed from Fannie Mae Jobe, married, filed for record on 06/30/98, in Book 10999, page 363, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS HEREBY SUBJECT TO AND EXCEPT TO THE FOLLOWING:

Deed of Trust dated 6/26/1998 executed by Renita D. Hudspeth in favor of First American National Bank (or their assigns), in the principal amount of $66,137.00, filed for record on 6/30/98 in Book 10999, Page 366, said Register's Office. Assignment of record in Instrument No. 20000726-0073696, said Register's Office.

Deed of Trust dated 6/26/98 executied by Renita D. Hudspeth in favor of Nashville Housing Fund, Inc. (or their assigns), in the principal amount of $3,730.42, filed for record on 6/30/98 in Book 10999, page 373, said Register's Office.

Judgement against Renita D. Hudspeth in favor of AFS Assignee of Bank One in the amount of $2,716.13 plus interest filed for record on 5/10/05 in Instrument No. 20050510-0052429, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 1523 Douglas Ave., Nashville, TN 37206

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 14 day of July, 2005.

Renita D. Hudspeth

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Renita D. Hudspeth, 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 Davidson County, Tennessee this 14 day of July, 2005.

Notary Public

Commission Expiration:

GREGORY D. VADNER
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TENN.

My Commission Expires JULY 24,2007