Davidson County DEEDWARR
Recvd: 11/07/05 13:58 2 pgs
Fees:13.00 Taxes:962.00
20051107-0134702

WARRANTY DEED

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

This instrument is being executed on behalf of Vernon H. Daniel and Jo Ann Daniel by Karen L. Daniel pursuant to a Durable Specific Power of Attorney being recorded simultaneously herewith.

OWNER:
Name **Stanley E. Smith**
Address **641 Old Hickory Blvd #129**
City/State/Zip **Brentwood, TN 37027**

SEND TAX BILLS TO:
Name Franklin American Mortgage Company
Address 501 Corporate Centre Drive, Suite 400
City/State/Zip Franklin, TN 37067

FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00),** cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Vernon H. Daniel and Jo Ann Daniel, Husband and Wife ("Grantor") have this day bargained and sold, and do hereby transfer and convey unto **Stanley E. Smith and Virginia M. Smith, Husband and Wife, ("Grantee") their** successors and assigns, all their right, title and interest in and to property located in **DAVIDSON** County, State of **TENNESSEE**, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 81C, #129, on the Plan of Phase One, Section Two, Townhomes of Fredericksburg, of record in Book 9700, page 364, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Vernon H. Daniel and wife, Jo Ann Daniel by Deed dated June 27, 2005 from Carol Vaughn, unmarried, of record in Instrument Number 20050712-0080733, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: 171-3-O-B-89-CO

This is improved property known as: 641 Old Hickory Blvd #129, Brentwood, TN 37027.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **We** covenant that **we are** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
We further covenant and bind **our** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness **my** hand this **21st** day of **October, 2005.**

Vernon H. Daniel by Karen L. Daniel as his attorney in fact
Vernon H. Daniel
By: Karen L. Daniel as his Attorney in Fact

Jo Ann Daniel by Karen L. Daniel as her attorney in fact
Jo Ann Daniel
By: Karen L. Daniel as her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 21st day of October, 2005, before me personally appeared Karen L. Daniel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney in fact for Vernon H. Daniel and Jo Ann Daniel, and that she is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument being recorded simultaneously herewith.

WITNESS MY HAND and official seal at office, this **21st** day of **October, 2005.**

Commission expires _____

JEFFREY C. HORN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 26, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

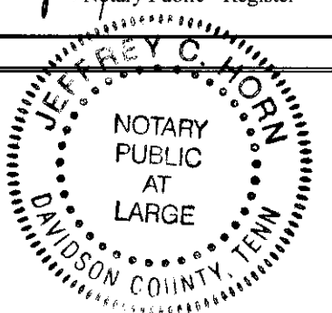
The actual consideration or value whichever is greater, for this transfer is **$260,000.00**

Affiant

Subscribed and sworn to before me, this the 21st day of October, 2005.

My commission expires:

Notary Public - Register



My Commission Expires JAN. 26, 2008