Davidson County DEEDWARR
Recvd: 11/18/05 16:01 2 pgs
Fees:13.00 Taxes:518.00

20051118-0139884

# WARRANTY DEED

G-CD-05-3335

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF November, 2005.

Notary Public

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

MY COMMISSION EXPIRES: (AFFIX SEAL)
My Commission Expires APRIL 25, 2006

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 |
|---|---|---|
| Keri Peters | Countrywide Home Loans, Inc. | |
| 3335 Harpeth Springs Drive (ADDRESS) | (NAME) 801 Crescent Centre Drive Ste 510 (ADDRESS) | 141-6-D-106CO |
| Nashville, Tennessee 37221 (CITY) (STATE) (ZIP) | Franklin, TN 37067 (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 STEPHEN M. SMITH,AN UNMARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KERI PETERS AND ROBERT TRUITT,BOTH UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, 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 Unit No. 106, RIVERBRIDGE COMMUNITY, as shown on plat of record in Instrument No. 20030213-0019999, 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 Stephen M. Smith, an unmarried man by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, recorded on the 26th day of October, 2004 in Instrument No. 20041026-0128810, 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 including those of record in Instrument Number 20030213-0019999; 20020709-0082561; 20030205-0016044; 20030303-0027396; 20030806-0111893; 20030218-0020999; 20030218-0020998; 20030218-0020998; 20020912-0110994; 20021217-0155374; Book 1298, page 244; and Book 7601, page 415, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 3335 Harpeth Springs Drive, Nashville, Tennessee 37221
(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 8th day of November, 2005.

Stephen M. Smith

STATE OF Tennessee
COUNTY OF Davidson

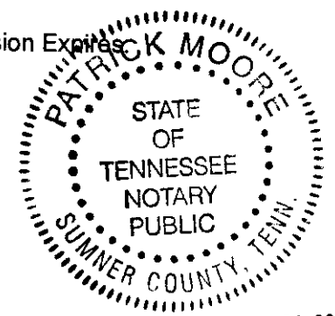
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen M. Smith, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of November, 2005.

Notary Public

My Commission Expires:

(SEAL)




My Commission Expires APRIL 25, 2006

**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903