WARRANTY DEED

After Recording Return To:
Heritage Title Services, LLC.
8115 Isabella Ln., Suite 5
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 136,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF December 2005

Notary Public

MY COMMISSION EXPIRES: March 15, 2006
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Greater Nashville Title & Closing Co., 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keri Menendez (NAME)	Same as new owner (NAME)	MAP 33-15
932 Woods Lake Drive (ADDRESS)	(ADDRESS)	PARCEL 85
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Jeremy Smith and Jennae Smith, Husband and Wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO XXXXXXXXXXXX KERI A. MENENDEZ, UNMARRIED

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:

A certain tract or parcel of land located in Davidson County, Tennessee described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Primrose Acres of record in Plat Book 2663, Page 106 and 107, Register's Office for said County, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Jeremy Smith and Jennae Smith, Husband and Wife by Warranty Deed from Michael P. Murphy and Mary Elizabeth Jessica Murphy, Husband and Wife of record in Instrument No, 20010709-0072598, Register's Office for Davidson County, Tennesseee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES (COUNTY) FOR THE YEAR 2006 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO THE PLAN OF PRIMROSE ACRES OF RECORD IN PLAT BOOK 2663, PAGE 106, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, WHICH SHOWS AN OWNER'S CERTIFICATE, CERTAIN NOTES, EASEMENTS AND BUILDING SETBACK LINES, IF ANY, AS MAY BE SET FORTH THEREIN; SUBJECT TO A SANITARY SEWERS AND/OR STORM DRAINAGE EASEMENT IN FAVOR OF METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY OF RECORD IN BOOK 6416, PAGE 958, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Davidson County DEEDWARR
Recvd: 12/27/05 14:16 2 pgs
Fees:13.00 Taxes:503.20
20051227-0154217

unimproved ( )
This is improved (X) property, known as 932 Woods Lake Drive, Madison, TN 37115
(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 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 our hand s this 19th day of December 2005

Jeremy Smith

Jennae Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeremy Smith and Jennae Smith, Husband and Wife

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 19th day of December, 2005.

Commission expires March 25, 2006

Notary Public

BEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public