This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050869

Davidson County DEEDWARR
Recvd: 01/05/06 09:21 2 pgs
Fees:13.00 Taxes:727.05
20060105-0001393

Send Tax Bills To:
Countrywide Home Loans
801 Crescent Centre Dr. Ste 510
Franklin, TN 37067

New Owner is:
2808 Call Hill Road
Nashville, TN 37211

MAP: 172-12-B
PARCEL: 375.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Christina Smith , single** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **David Hayward, single** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

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

Land in Davidson County, Tennessee, being Lot No. 472 on the Plan of Bradford Hills, Section Fifteen, of record in Book 7900, page 6; Amended in Book 7900, page 877, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christina L. Smith by Quit Claim Deed from Ronald D. Smith dated September 18, 2005, recorded November 30, 2005, in Inst#200511300144142, Register's Office for Davidson County, Tennessee. Said Christina L. Smith is also known as her maiden name Christina L. Croushore.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 4 day of January, 2006.

GRANTOR:

Christina L Smith

Christina L. Smith a/k/a

Christina Croushore

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Christina L. Smith , single a/k/a Christina Croushore**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 4 day of January, 2006.

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: MY COMMISSION EXPIRES JULY 19, 2008

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $196,500.00.

Rosemary P. Smithson

Affiant

SWORN TO and subscribed before me this 4th day of January, 2006

Carolyn A James

NOTARY PUBLIC

My commission expires: 11/22/08

CAROLYN A. JAMES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY