This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050890

Davidson County DEEDWARR
Recvd: 01/18/06 14:04 2 pgs
Fees:13.00 Taxes:351.50
20060118-0006787

Send Tax Bills To:
1st Trust Bank for Savings
PO Box 17257
Memphis, TN 38187

New Owner is:
Chad Morgan
401 Claircrest Drive
Antioch, TN 37013

MAP: 162-01-0-B
PARCEL: 2.00CO

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, **Edward A. Smith, an unmarried man**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Chad Morgan, an unmarried man**, 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, being Lot No. 2 on the Revision to Units 1 through 7, of Clairmont, Phase Three, a Planned Unit Development, as of record in Book 6050, page 486, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Edward A. Smith by Warranty Deed from William Nathan Burton dated April 25, 2001, recorded May 1, 2001, in Inst#200105010043841, Register's Office for Davidson County, Tennessee.

Covenants, conditions and restrictions as recorded in Book 6988, page 542, as amended in Book 7269, page 223; Book 7891, page 590; Book 8027, page 258; Book 8027, page 261; Book 8027, page 264; and Book 8784, page 328, Register's Office for said County.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 6050, page 486, said Register's Office.

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.

E.S.
Sellers Ints.

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 13th day of January, 2006

GRANTOR:

Edward A. Smith

Edward A. Smith

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Edward A. Smith**, 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 13th day of January, 2006.

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Melissa L. Sanders
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 $95,000.00.

Affiant

SWORN TO and subscribed before me this 13th day of January, 2006

NOTARY PUBLIC

AMY LEATHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires:
9/20/08