WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/20/06 12:02 2 pgs
Fees:13.00 Taxes:399.60

20060120-0007783

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

Affiant

Subscribed and sworn to before me this 13th day of January, 2006

Notary Public

MY COMMISSION EXPIRES: 5/28/06
(AFFIX SEAL)

JAY H. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rachal L. Seidel	Mortgage Investors Group	52-13-B
(NAME)	(NAME)	(MAP)
3067 Penn Meade Way	8320 E. Walker Springs Lane	181.00 CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37214	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Jennifer K. Smith*, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Rachal L. Seidel, Unmarried and Christopher Wall, Unmarried, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

*Unmarried

Certain property in Davidson County, TN, described as Lot No. 217 on the Plan of River Glen, a Horizontal Property Regime located on Penn Meade Way, in Nashville, TN, together with Easements as shown on the plat of River Glen, Planned Unit Development, Phase IV, Section 3, recorded in Instrument No. 20010330-0030661, said Register's Office, and described in a Declaration of Covenants, Conditions & Restrictions as recorded in Book 6762, page 208, Book 10630, page 501, Book 11532, page 610 and Instrument No. 20020425-0051349, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Glen, contained in the Declaration of Covenants, Conditions & Restrictions recorded in Book 6762, page 208, Book 10630, page 501, Book 11532, page 610 and Instrument No. 20020425-0051349, said Register's Office, and By-Laws appended thereto, said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to Jennifer K. Smith, by deed from NVR, Inc., a Virginia Corporation, Trading as Fox Ridge Homes, dated October 31, 2002, of record in Instrument No. 20021105-0135771, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 3067 Penn Meade Way, Nashville, Tennessee 37214

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 my/our hand(s) this 13th day of January, 2006.

Jennifer K. Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jennifer K. Smith; with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 13th day of January, 2006.

Notary Public

My Commission Expires: 5/28/06

