Lender's Title & Escrow, LLC
810 Crescent Centre Dr #250
Franklin, Tennessee 37067
615-778-9255 - Fax: 615-778-9015
e-mail: kandacet@lenderstitleescrow.com

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $134,900.00.

Affiant

Subscribed and sworn before me this the 17th day of January, 2006.

Notary Public
My commission expires: 03/04/09

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 01/23/06 10:25 2 pgs
Fees:13.00 Taxes:499.13
20060123-0008224

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Tasha L. Smith 716 Bell Trace Cove Antioch, TN 37013	Countrywide Homeloans PO Box 10423 Van Nuys, CA 91410	162-16-0-E

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Michael J. Russell and wife, Tamara H. Russell, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Tasha Smith, unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 39, on the Plan of Bell Crest, Section One, a Planned Unit Devlopment, as of record in Book 7900, Page 753, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael J. Russell and wife, Tamara H. Russell, by deed from MCR Development Corporation, dated May 18, 1995, of record in Book 9676, page 866, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 716 Bell Trace Cove, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 17th day of January, 2006.

Michael J. Russell

Tamara H. Russell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael J. Russell and Tamara H. Russell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of January, 2006.

My commission expires:

11/2208

Notary Public

