Davidson County DEEDWARR
Recvd: 01/31/06 11:13 2 pgs
Fees:13.00 Taxes:639.36

20060131-0011895

WARRANTY DEED

G-CBB-05-5109

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,800.00

Charlotte A. Bethel
Affiant

Subscribed and sworn to before me, this 10th DAY OF January, 2006.

Notary Public

MY COMMISSION EXPIRES: 6/21/2008
(AFFIX SEAL)

KIMBERLY A. TOMLIN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kurt Richards	America's Wholesale Lender	
5109 Trousdale Drive	(NAME) 750 Old Hickory Blvd. #180	146-16-65
(ADDRESS) Nashville, TN 37220	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SHANNON L. SMITH, UNMARRIED AND DEANNA FAYE SMITH, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KURT RICHARDS, _____, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 61, BRENTWOOD HALL, SECTION III, as shown on plat of record in Plat Book 2133, Page 14, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Shannon L. Smith and Deanna Faye Smith by Deed from Estate of Ellen Martin Heeney, recorded on the 9th day of October, 1997 in Deed Book 10640, Page 547, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5109 Trousdale Drive, Nashville, Tennessee 37220
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 10th day of January, 2006.

Shannon L. Smith

Deanna Faye Smith

STATE OF Tennessee
COUNTY OF Davidson

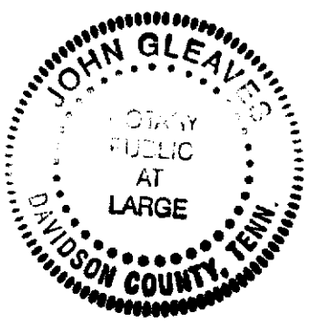
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shannon L. Smith and Deanna Faye Smith, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of January, 2006.

Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903