PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 02/27/06 14:11 3 pgs
Fees:18.00 Taxes:924.63

20060227-0022413

WARRANTY DEED

THIS INDENTURE is made and entered into this 21st day of February, 2006, by and between JOE N. SMITH, MARRIED, hereinafter called Grantor, and VANESSA REGINA MOORE, UNMARRIED, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, JOE N. SMITH, MARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto VANESSA REGINA MOORE, UNMARRIED, hereinafter referred to as Grantee, her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 7146 DOUGLAS RD., JOELTON, TN 37080.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, her successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds, himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantee, her successors, heirs and assigns, against the lawful claims of all person whomsoever.

ELIZABETH C. SMITH, wife of JOE N. SMITH, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hand and seal of the Grantors on the day and year first above written.

JOE N. SMITH
Signature of Seller

ELIZABETH C. SMITH
Seller Spouse

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 21st day of February, 2006 before me personally appeared Joe N. Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Elizabeth C. Smith**, pursuant to General Power of Attorney, of record in Book 11212, Page 984, Register's Office for Davidson County, Tennessee.

Witness my hand, at Joelton, Tennessee, this 21st day of February, 2006.

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared, a Notary Public of said County and State, **Joe N. Smith**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Springfield, Tennessee, this 21st day of February, 2006.

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:
VANESSA REGINA MOORE
7146 DOUGLAS RD.
JOELTON, TN 37080

Person Responsible for Taxes:
VANESSA REGINA MOORE
7146 DOUGLAS RD.
JOELTON, TN 37080

Property Address: 7146 DOUGLAS RD., JOELTON, TN 37080

Map & Parcel #: MAP 10K, GROUP A, PARCEL 44

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF Davidson :

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $249,900.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Stan Overton
AFFIANT

Sworn to and subscribed before me, a Notary Public, this 21ST day of February, 2006.

Denise C. Allis
NOTARY PUBLIC

My commission expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

~~RETURN TO:~~
Commonwealth Title Agency
333 Gallatin Rd. South, Ste. 1
Madison, TN 37115

06-311J

Return to
[illegible] Inc.
120 [illegible] Pike, Ste 201
Nashville TN 37214
(615) 883-75[illegible]

EXHIBIT 'A'

Land in Davidson County, Tennessee being Lot No. 2 of the Final Plat of the Krantz Lots, a plan of which is of record as Instrument Number 20050328-0032337, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description, said property being formerly identified as Lot No. 29 of the unrecorded plan of the Bidwell Property.

Being the same property conveyed to JOE N. SMITH, MARRIED, by Warranty Deed from MARVIS E. KRANTZ, TRUSTEE AND ELSIE E. KRANTZ TRUSTEE, AND THEIR SUCCESSOR TRUSTEES, OF THE MARVIS E. KRANTZ AND ELSIE E. KRANTZ REVOCABLE LIVING TRUST, of record in Instrument Number 20041130-0142067, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2006 and subsequent years, A LIEN, not yet due and payable (MAP 14, PARCEL 63).
2. All matters as set forth on the Final Plat of Krantz Lots, of record in Instrument Number 20050328-0032337, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Restrictive Covenants as contained in deed to W.S. Keith and wife, Magdolene Keith from Tower Real Estate Development, of record in Book 4261, Page 303, Register's Office for DAVIDSON County, Tennessee.