Davidson County DEEDWARR
Recvd: 03/06/06 13:29 2 pgs
Fees:13.00 Taxes:562.03

20060306-0025708

File Box 30

State of Tennessee
County of WILLIAMSON
The actual consideration or value whichever is greater is $151,900.00.

Subsribed and sworn before me this the 3rd day of March, 2006.

Affiant

Notary Public

(Affix Seal)

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

WARRANTY DEED

This instrument prepared by:
Return To:
SOUTHEAST TITLE of Tennessee, Inc. 600109
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Kim D. Smith
704 Kaeden Pointe Court
Antioch, TN 37013

Send tax bills to:
CTX MORTGAGE COMPANY, LLC
P.O. BOX 199000
DALLAS, TX 75219

Map 150-9-B Parcel 14CO

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,

John Shutes and wife, Sonya Brooks-Shutes

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Kim D. Smith, a single woman

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 14 on the Plan of First Revision Forest Pointe, Phase 1 of record in Plat Book 9700, page 92, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all of the same property conveyed to John Shutes and Sonya Brooks-Shutes by Deed dated June 18, 2002 of record in Instrument Number 20020624-0075447, said Register's Office.

Subject to taxes for the year 2006, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 704 Kaeden Pointe Court, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 3rd day of March, 2006.

John Shutes

Sonya Brooks-Shutes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named John Shutes and wife, Sonya Brooks-Shutes, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 3rd day of March, 2006.

My commission expires:

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

Notary Public