WARRANTY DEED

B-AFG-06-427

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00

Richie B. Owens
Affiant

Subscribed and sworn to before me, this 7th DAY OF March, 2006.

Notary Public

MY COMMISSION EXPIRES: 4-25-06
(AFFIX SEAL)

PATRICK MOORE NOTARY PUBLIC STATE OF TENNESSEE COUNTY TENN. My Commission Expires APRIL 25, 2006

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
Richie B. Owens	~~WMC Mortgage Corp.~~ New owner	
427 Wauford Drive	(NAME) ~~One Ramland Road~~	146-04 137.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	~~Orangeburg, NY 10962~~	
(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 JAMES LEE SMITH,UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RICHIE B. OWENS AND WIFE, LISA OWENS, 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 NO. 516 ON THE PLAN OF SECTION NINE, CALDWELL HALL, OF RECORD IN BOOK 3300, PAGE 25, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 516 FRONTS 84.9 FEET ON THE WESTERLY MARGIN OF WAUFORD DRIVE AND EXTENDS BACK 260.6 FEET ON THE NORTHERLY LINE AND 251.8 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 85.3 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JAMES LEE SMITH BY QUITCLAIM DEED FROM SANDRA GALE SMITH RECORDED NOVEMBER 30, 2001 IN INSTRUMENT NO. 20011130-0131964, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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

Davidson County DEEDWARR
Recvd: 03/15/06 10:23 2 pgs
Fees:13.00 Taxes:665.63

20060315-0029696

unimproved ( )
This is improved (X) property, known as 427 Wauford Drive, Nashville, Tennessee 37211
(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 ~~7th day of~~ March, 2006.

James Lee Smith

James Lee Smith

STATE OF Tennessee
COUNTY OF Davidson

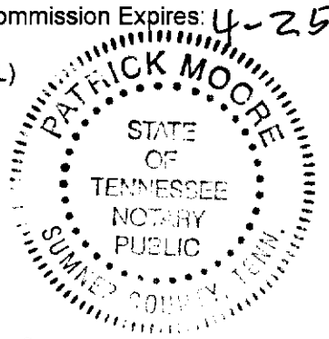
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Lee Smith, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 7th day of March, 2006.

Notary Public

My Commission Expires: 4-25-06

(SEAL)



My Commission Expires APRIL 25, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903