Davidson County DEEDWARR
Recvd: 04/05/06 11:14 2 pgs
Fees:13.00 Taxes:543.90

20060405-0038995

Prepared by:
Realty Title & Escrow Company, Inc.
286-A Clear Sky Court
Clarksville, TN 37043

STATE OF TENNESSEE
COUNTY OF MONTGOMERY
The actual consideration or value, whichever is greater, for this transfer is $147,000.00

Kevin V. Arnold
Affiant

Subscribed and sworn to before me, this 31st day of March, 2006.

Notary Public
My commission expires: 9/23/07

LUTHER P. RAMSEY, III NOTARY PUBLIC AT LARGE MONTGOMERY CO. TENN.

14-0603-141160

Address of New Owner:	Send Tax Bills to:	Tax Information
Kevin V. Arnold	Franklin American Mortgage	164-13-0-164.00
5740 Murphywood Crossing	501 Corporate Centre Drive, Suite 400	
Antioch TN 37013	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Randy B. Smith and wife, Jacqueline A. Smith, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kevin V. Arnold, hereinafter called the Grantees, their successors and assigns, a 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. 154, on the Plan of Asheford Crossing, Section Three, of record in Book 9700, Page 545, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Randy B. Smith and wife, Jacqueline A. Smith by deed from Beazer Homes Corp. dba Phillips Builders, a Tennessee corporation, dated 9-29-98, of record in Book 11142, Page 290, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 5740 Murphywood Crossing, 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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 31st day of March, 2006.

Randy B. Smith

Jacqueline A. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Randy B. Smith and Jacqueline A. Smith, 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 in Nashville, TN, this 31st day of March, 2006.

Notary Public
State of Tennessee at Large
My Commission expires: 02/22/09

