THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N14603

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Davidson County DEEDWARR
Recvd: 04/06/06 15:35 2 pgs
Fees:13.00 Taxes:136.53
20060406-0039998

Property Address:
1301 Neelys Bend Rd., Unit F-52, Madison, TN 37115

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Christy Boner, unmarried** , hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Thomas Smith, Jr.,,** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Unit No. F-52, of Neely's Bend Condominium, and as established by a Master Deed, of record in Book 5483, Page 86, Register's Office for Davidson County, Tennessee, as shown by plat of record in Book 5200, Page 200, said Register's Office for a more complete identification and description of such Unit.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from SB Propeties, LP, dated January 10, 2003, and recorded January 22, 2003, in the Register's Office for Davidson County, Tennessee, Instrument Number 200301220009147.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 4 day of April, 2006.

Christy Boner {Seal}
Christy Boner

State of TENNESSEE
County of DAVIDSON

On this the 4 day of April, 2006, before me, the undersigned officer, personally appeared Christy Boher, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and she acknowledged that she, executed same as her free act and deed.

ROBBIN TEASLEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Notary Public

My Commission expires: 11-27-2006

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $36,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 4 of April, 2006.

Notary Public

My Commission expires: 11-27-2006

Name of Owner and Property Address:
Thomas Smith, Jr.
1301 Neelys Bend Rd.
Unit F-52
Madison, TN 37115

K.S.

Person Or Entity Responsible For Payment Of Taxes:
Thomas Smith, Jr.
Same

ROBBIN TEASLEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Tax Parcel ID#: 052-16-0A-052.00-CO