26020143

Davidson County DEEDWARR
Recvd: 04/06/06 15:36 2 pgs
Fees:13.00 Taxes:721.50

20060406-0040000

WARRANTY DEED

G-FC-06-118

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

Subscribed and sworn to before me, this 4th DAY OF April, 2006.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

CARA MONFORTE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Comm. Exp. JAN. 26, 2008

THIS INSTRUMENT WAS PREPARED BY
Rich Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO: L.H. (NAME)	MAP-PARCEL NUMBERS
Robert P. Smith	SunTrust Mortgage, Inc.	
118 Carriage Drive (ADDRESS)	201 Fourth Ave. N/ 7th Fl. (ADDRESS)	142-2-107.00
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (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 FRANK CHAMBERLIN AND WIFE, LISA CHAMBERLIN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT P. SMITH AND ANNA C. SMITH, 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, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

BEING LOT NO. 159 ON THE PLAN OF CROSS TIMBERS, SECTION 3, OF RECORD IN BOOK 4175, PAGE 21, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO FRANK CHAMBERLIN AND WIFE, LISA CHAMBERLIN BY WARRANTY DEED FROM RAY B. MCCALL, JR. AND WIFE, KATHRYN MCCALL, RECORDED ON THE 23RD DAY OF MAY, 2003 IN INSTRUMENT NO. 20030523-0071015, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those recorded in Book 4175, Page 21; Book 4242, Page 758; Book 4318, Page 654 in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 118 Carriage Drive, Nashville, Tennessee 37221
(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 4th day of April, 2006.

Lisa Chamberlin

Frank Chamberlin by Lisa Chamberlin, atty in fact

Frank Chamberlin by Lisa Chamberlin

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lisa Chamberlin, 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 4th day of April, 2006.

Notary Public

My Commission Expires:

(SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Lisa Chamberlin, 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 Frank Chamberlin and acknowledged that he/she executed the same as the free act and deed of the said Frank Chamberlin.

Witness my hand and official seal at Davidson, County, TN on this the 4th day of April, 2006.

NOTARY PUBLIC

My Commission Expires: _____

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903