Davidson County DEEDWARR
Recvd: 04/20/06 15:18 2 pgs
Fees:13.00 Taxes:526.14

20060420-0045664

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

JEAN K PETERSON NOTARY PUBLIC AT LARGE SUMNER COUNTY TN
My Commission Expires Jan. 15, 2008

06-0604-72256

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $142,200.00

Affiant

Subscribed and sworn to before me, this 14th day of April, 2006.

Notary Public
My commission expires: 01/15/08

Address of New Owner:	Send Tax Bills to:	Tax Information
Mickel Smith	New Owner	176-05-0-010.00
4921 Hickory Woods East		
Antioch TN 37013		

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, Marty Penix, Owner Agent, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Mickel S. Smith, hereinafter called the Grantee, his 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. 85, on the Plan of Section One, Hickory Woods East, of record in Book 6900, Page 510, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jesse J. Collin by deed from Continental Development and Construction, Inc., dated 1-29-99, of record in Book 11321, Page 431, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Camilla F. Hayworth by deed from Jesse J. Collins, dated 12-02-04, of record in Instrument No. 20041210-0147332, Register's Office for Davidson County, Tennessee.

Furthermore being the same property conveyed to Marty Penix by Substitute Trustee's deed from Priority Trustee Services of TN, LLC, dated 12-02-04, of record in Instrument No. 20060120-0007928, 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 4921 Hickory Woods East, 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.

RETURN TO:
TRI STAR TITLE & ESCROW, LLC
279 ROBERT ROSE DRIVE, STE B
MURFREESBORO, TN 37129

WITNESS my hand this 14th day of April, 2006.

Marty Penix Owner agent

Marty Penix

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Marty Penix, 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 Mt. Juliet, ~~TN,~~ this 14th day of April, 2006.

Jean K. Peterson
Wilson

My Commission expires 01/15/08

JEAN K PETERSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY TN
My Commission Expires Jan 15, 2008