Davidson County DEEDWARR
Recvd: 05/12/06 08:35 2 pgs
Fees:13.00 Taxes:447.70

20060512-0055713

WARRANTY DEED

B-AFG-06-3708

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 6-14-09

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon D. Anderson	New Century Mortgage	
3809 E Ridge Drive (ADDRESS)	3109 W. Martin Luther King Blvd., #300 (NAME)	148-06-18.00
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Tampa, FL 33607 (ADDRESS) (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 WILLIAM S. SMILEY AND WIFE, SHELLEY J. SMILEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRANDON D. ANDERSON, unmarried, 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:

BEING LOT NO. 22 ON THE PLAN OF MURRAY HEIGHTS, OF RECORD IN BOOK 2663, PAGE 37, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 22 FRONTS 75 FEET ON THE WESTERLY SIDE OF EAST RIDGE DRIVE AND RUNS BACK 312.1 FEET ON THE NORTH LINE AND 302.11 FEET ON THE SOUTH LINE TO A DEAD LINE IN THE REAR, WHICH IS A BROKEN LINE AND MEASURING 75 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM S. SMILEY AND WIFE, SHELLEY J. SMILEY BY QUITCLAIM DEED FROM RUTH H. JONES, AKA RUTH H. SMILEY, RECORDED ON THE 13TH DAY OF FEBRUARY, 1998 IN DEED BOOK 10794, PAGE 126, 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.

unimproved ( )
This is improved (X) property, known as 3809 E Ridge 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 4th day of May, 2006.

William S. Smiley

Shelley J. Smiley

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William S. Smiley and Shelley J. Smiley, 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 May, 2006.

Rita B. Mitchell
Notary Public

My Commission Expires: 4-17-07

(SEAL)



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