Box 13 #11438

State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is **$ 106,500.00**

_____ Affiant

Subscribed and sworn before me this the **3rd Day of May, 2006**

SUSAN MAGNUSON Notary Public At Large SUTHERLAND COUNTY TN

_____
Notary Public
My Commission Expires: 4/17/07

Davidson County DEEDWARR
Recvd: 05/17/06 13:39 2 pg:
Fees:13.00 Taxes:394.05

20060517-0057874

Warranty Deed

Instrument prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Boulevard Suite 700
Lavergne, TN 37086

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
[redacted] MASRESHA EJIGU	5212 Rice Road	New Century Mortgage Co
5212 Rice Road	**Antioch, Tennessee 37013**	PO Box 11053
Antioch, Tennessee 37013		Orange, CA. 92856-8153
	Map 149-11 Group A Parcel 13	

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged

MELAD SMITH, III, AND WIFE, SHONDA SMITH

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto MESRESHA EJIGU, UNMARRIED [redacted]

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in [redacted] COUNTY, TENNESSEE, more particularly described as follows: DAVIDSON

Being Lot Number 13, on the Plan of Phase 1, Rice Hill, of record in Plat Book 6250, at page 858, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the sane property conveyed to Shonda Crawford, unmarried n/k/a Shonda Smith by Warranty Deed from Dani Sue Thompson and husband Cory Thompson of record in Instrument No. 20030712-0097194 , Register's Office for Davidson County, Tennessee, dated June 24, 2003.

Subject to all matters of record in Plat Book 6250, page 858, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Book 6812, page 48, Register's Office for Davidson County, Tennessee.

Subject to Deed conveying the common area to Rice Hill Homeowners Association, Inc. of record in Book 6882, page 986, Register's Office for Davidson County, Tennessee.

Charter of River Hill Homeowners Association, Inc. of record in Book 6824, page 986, Register's Office for Davidson County, Tennessee.

Subject to any easement and/or restriction of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UINSATISFACTORY WHEN RECEIVED

Executed this 3rd Day of May, 2006

Melad Smith III by Rose Fetter Attorney in fact. Shonda Smith by Rose Fetter Attorney in fact.

Melad Smith, III **Shonda Smith**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 3RD **Day** of **May 2006**, before me appeared

Melad Smith, III and wife, Shonda Smith

To me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her free and and deed. Witness my hand and official seal.

My Commission Expires 9/17/07

Notary Public

SUSAN MAGNUSON Notary Public At Large RUTHERFORD COUNTY, TN

State of Tennessee County of Rutherford

ON THIS 3RD DAY OF MAY, 2006 PERSONALLY APPEARED ROSE FETTER TO ME KNOWN TO BE THE PERSON WHO WHO EXECUTED THE FORGOING INSTRUMENT ON BEHALF OF MELAD SMITH, III AND WIFE, SHONDA SMITHAS HIS/HER ATTORNEY IN FACT AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME AS THE FREE ACT AND DEED OF THE SAID MELAD SMITH, III AND SHONDA SMITH.

SEE POWER OF ATTORNEY OF RECORD IN INSTRUMENT NUMBER 20060517-0057873
REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

My Commission Expires 9/17/07

Notary Public

SUSAN MAGNUSON Notary Public At Large RUTHERFORD COUNTY, TN

MELAD SMITH, III joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.