Davidson County DEEDWARR
Recvd: 05/19/06 09:20 2 pgs
Fees:13.00 Taxes:1831.50

20060519-0058827

Warranty Deed

Old Republic Title: Owner's Title Number: SV 4251410

Name & Address of Property Owner:	Send Tax Bills To:	Map & Parcel Numbers:
Nathan A. Murrell **and wife** Lindsey G. Murrell	Franklin American Mortgage Company	Map: 145-10-0
1328 Otter Creek Rd.	501 Corporate Centre Dr., Ste 400	Parcel: 059.00
Nashville, TN 37215-5213	Franklin, TN 37067	FH-12528

For and in Consideration of the sum of $ 495,000.00 cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

I, Jeffrey Smith, joined by my spouse, Kelli J. Smith

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Nathan A. Murrell and wife, Lindsey G. Murrell

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

Land in Davidson County, Tennessee, and being **Lot No. A** on the plan of **The Salant Property** as of record at **Plat Book 4060, page 100**, Register's Office for said County, and to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the grantor herein by deed as of record at Instrument Number 20050224-0020421, in said Register's Office, and the above description is the same as appears therein.

This conveyance is subject to current year's property taxes which have been prorated this date and the grantee assumes in full (if this proration is based on prior year's taxes or the best-information available as of this date, grantor expressly agrees to reimburse grantee for any difference in the prorated amount within 30-days of written notice of the same from grantee), and to restrictive covenants, plat limitations, easements, and/or other matters, as hereinafter stated, to wit: limitations shown on the plan at Plat Book 4060, page 100 and an easement for ingress and egress at Book 4408, page 479 and as shown on said plan at Plat Book 4060, page 100 all Register's Office for said County.

The said Kelli J. Smith joins herein for the sole but express purpose of conveying any and all right, title, and/or interest she has in the herein described property by virtue of her marital status with said Grantor but not futher or otherwise.

This is **IMproved** property known as: 1328 Otter Creek Rd., Nashville, TN 37215-5213
{unimproved / improved}

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 and assigns, forever. We do covenant with said GRANTEES 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Where ever 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 our hands on this 19th day of MAY, 20 06

Jeffrey Smith

Kelli J. Smith

STATE OF TENNESSEE:
COUNTY OF DAVIDSON :

The actual value or consideration, whichever is greater, for this transfer is $ 495,000.00.

Jeffrey Smith, Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON 05-19-2006

My Commission Expires: 09-22-2007

Notary Public: Marbut Glenn Gaston, Jr.

MARBUT GLENN GASTON JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

Jeffrey Smith joined by his spouse, Kelli J. Smith

the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed this Warranty Deed for the purposes therein contained. WITNESS my hand and official seal at office on MAY 19, 2006

My Commission Expires: 09-22-2007

Notary Public Marbut Glenn Gaston, Jr.

MARBUT GLENN GASTON JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

This Instrument Prepared By:

Marbut Glenn Gaston, Jr., Attorney at Law

2211 Crestmoor Road, Nashville, TN 37215 ... (615) 385-2804 ... TN Supreme Court# 003143