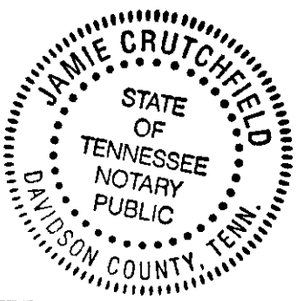
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Joni Cockrill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of May, 2006

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Joni Cockrill	Taylor, Bean & Whitaker Mortgage Corp.	Map 082
6001 Turning Leaf Drive	1417 N. Magnola Avenue	Group 07-0
Smyrna, TN 37167	Ocala, FL 34475-9078	Parcel 093.00

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

James W. Smith and wife, Jacqueline Smith

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

Joni Cockrill, unmarried

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 139 on the Map of V.S. Lindsley's Property of record in Book 57, Page 25, Register's Office for said County, but not numbered on said plan, described as follows:

Beginning at a point in the westerly margin of Meridian Street, 450 feet North of Hancock Street, and being the Northeast corner of the property conveyed to Ida Jamison by deed in Book 1012, Page 323, said Register's Office; thence along Jamison's North line Westerly 174 feet 3 inches to the Easterly margin of a 16 foot alley; thence with said margin of said alley, northerly 50 feet to a point, the southwest corner of the lot conveyed to R.C. Whitsitt, by deed in Book 981, Page 299, said Register's Office; thence with Whisitt's southerly line, easterly 174 feet 3 inches to the westerly margin of Meridian Street; thence with the margin of the same southerly 50 feet to the point of beginning.

BEING the same property conveyed to James W. Smith and wife, Jacqueline Smith by deed from Oliver N. Smith and wife, Erna C. Smith, of record in Book 7776, Page 86, dated February 17, 1989, Register's Office for said County.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 57, Page 25, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 818 Meridian Street, Nashville, TN 37207

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; and we do covenant with the 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 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 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.

Witness our hands this 19th day of May, 2006.

James W. Smith

Jacqueline Smith

Davidson County DEEDWARR
Recvd: 05/23/06 15:59 2 pgs
Fees:13.00 Taxes:351.50

20060523-0060723

FILE BOX 45

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 James W. Smith and Jacqueline Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of May, 2006.

My Commission Expires: 3/3/07

Notary Public

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.