Return to: First Title and Escrow Company, Inc.
File Number 25397A

PREPARED BY WHITE, REGEN & GARTON, PLC, P. O. BOX 190, DICKSON, TN 37056-0190

N-1142 Map 142-9C-890

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty-Nine Thousand Nine Hundred and No/100 Dollars ($189,900.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we, **Leonard F. Warren, Jr.** and wife, **Brenda E. Warren**, have bargained and sold, and by these presents do transfer and convey unto **Barbara L. Smith** (the "Grantee"), her heirs and assigns, the real property being described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title, and interest thereto belonging, to the Grantee, her heirs and assigns, forever.

AND WE HEREBY COVENANT with the Grantee that we are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise disclosed in Exhibit B, which is attached hereto and incorporated herein by reference (the "Permitted Exceptions").

AND WE FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the Property to the Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands this 23rd day of May, 2006.

Davidson County DEEDWARR
Recvd: 06/01/06 11:54 4 pgs
Fees:23.00 Taxes:702.63
20060601-0064445

Leonard F. Warren, Jr.
Leonard F. Warren, Jr.

Brenda E. Warren
Brenda E. Warren

STATE OF TENNESSEE

COUNTY OF DICKSON

Personally appeared before me, the undersigned, a notary public in and for said state and county, the within named Leonard F. Warren, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Dickson, Tennessee, this 23rd day of May, 2006.

STATE OF TENNESSEE NOTARY PUBLIC

My Comm. Exp. 10/20/2008

Ann M. Strand
Notary Public

My Commission Expires:

10-30-08

STATE OF TENNESSEE

COUNTY OF DICKSON

Personally appeared before me, the undersigned, a notary public in and for said state and county, the within named Brenda E. Warren, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Dickson, Tennessee, this 23rd day of May, 2006.

Ann M. Stroud
Notary Public

My Commission Expires:

10-20-08

ANN M. STROUD STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY

My Comm. Exp. 10/20/2008

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $189,900.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 24th day of May, 2006.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

NAME AND ADDRESS OF OWNER(S):

Barbara L. Smith

8207 Sawyer Brown Road

Nashville, Tennessee 37221

SEND TAX BILLS TO:

Countrywide Home Loans

750 Old Hickory BLvd. #180

Brentwood, TEnnessee 37027

EXHIBIT A

Description of Property

A certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Unit No. 890, together with the Carport designated No. 890-C in River Plantation, Section Five, Phase One, Lot Two, a Condominium, a Horizontal Property Regime, located on General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section Five, Phase One, Lot Two, Condominium Apartments, recorded in Book 5200, page 257, Register's Office for Davidson County, Tennessee, and described in a Master Deed of record in Book 5410, page 248, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Leonard F. Warren, Jr. and wife, Brenda E. Warren, by deed from Martha Jane Turner-Murray and husband, Ralph Murray, dated September 3, 1998, of record in Book 11104, page 541 in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

The Property is conveyed free and clear of all liens, encumbrances, and other defects in title, except as follows:

1. The terms contained in the Master Deed of River Plantation, Section Five, Phase One, a Condominium, a Horizontal Property Regime, of record in Book 5410 at page 248 in the Register's Office of Davidson County, Tennessee.

2. The matters shown on the Plan of River Plantation, Section Five, Phase One, of record in Book 5200 at page 257, in the Register's Office of Davidson County, Tennessee

3. The lien for Davidson real property taxes for the current year.