Davidson County DEEDWARR
Recvd: 07/05/06 11:03 2 pgs
Fees:13.00 Taxes:835.83

20060705-0080005

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,900.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF June, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MICHELLE RYMERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 30, 2010

WARRANTY DEED

P-06-7327

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul A. Rioux	First Mabrus Financial (NAME)	
7327 Althorp Way	3281 Guasti Rd #550 (ADDRESS)	173-09-0A-031.00 CO
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Ontario, CA 91761 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we NEAL S. SMITH AND WIFE, STEPHANIE R. SMITH, AND CHRISTOPHER T. SMITH, UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto PAUL A. RIOUX AND WIFE, CAROL M. RIOUX, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 29 on the plan of Section One, Lenox Village, of record in Instrument Number 20020319-0033866, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Neal S. Smith and wife, Stephanie R. Smith and Christopher T. Smith, unmarried, by Quitclaim Deed from Neal S. Smith and Stephanie R. Smith, husband and wife, dated May 6, 2005, of record in Instrument Number 20050629-0074724, Register's Office for 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 7327 Althorp Way, 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 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 my/our hand(s) this 29th day of June, 2006.

Neal S. Smith by Christopher T. Smith as Attorney in Fact

Stephanie R. Smith by Christopher T. Smith as Attorney in Fact

Christopher T. Smith

STATE OF TENNESSEE

COUNTY OF Davidson

I, Sandy Meyer, a Notary Public of the County and State first above written, do hereby certify that Christopher T. Smith, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 29th day of June, 2006.

Notary Public

My Commission Expires: 5/24/2008

(SEAL)

SANDY MEYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF Tennessee

COUNTY OF Williamson

On this the 29th day of June, 2006, before me personally appeared Christopher T. Smith to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Neal S. Smith and wife, Stephanie R. Smith, and acknowledged that he executed the same as their free act and deed by virtue of that Power of Attorney recorded simultaneously herewith in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 29th day of June, 2006.

Notary Public

My Commission Expires: 5/24/2008

(SEAL)

SANDY MEYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN