After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027

This Instrument Prepared By:
Lee & Lee Attorneys, PC
109 East Gay Street
Lebanon, Tennessee 37087

L&L#1849-142

ADDRESS NEW OWNER:
Angela Charisse Lafferty
747 - 749 Linden Green
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Owner

Davidson County DEEDWARR
Recvd: 07/06/06 08:47 2 pgs
Fees:13.00 Taxes:325.23
20060706-0080551

MORTGAGEE:
Irwin Mortgage Corporation
400 Interstate Parkway
Atlanta, GA 30339

MAP **74.04**
GROUP
PARCEL **119.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Beverly F. Smith, widow** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Angela Charisse Lafferty, unmarried and Michael Lafferty, married with joint tenants with right of survivorship,** hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Lying and being in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 142, on the Plan of Revised Plan of Lots 130, 131,132,141,142,144, Reserved Parcel "C" and a tract marked "Hermitage Swimming Club, Inc." of Hermitage Hills, Section 12, as shown on plat of record in Plat Book 5210, Page 119, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being a part of the same property conveyed to Benton M. Smith and Beverly F. Smith by deed from Henry G. Cisneros, Secretary of Housing and Urban Development dated February 22, 1993, of record in Book 8874, Page 873, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of one or more of the Grantors by virtue of a written Power of Attorney of record in Trust Deed Book *, page _____, Register's Office for Davidson County, Tennessee.

* 20060706-0080550

This is improved property known as 747 - 749 Linden Green, Hermitage, Tennessee 37076. Possession is to be given on June 30, 2006.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever; and,

GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 30th day of June, 2006.

Beverly F. Smith BY G. Brian Dillingham POA

Beverly F. Smith, by G. Brian Dillingham, as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILSON

On this 30th day of June, 2006, before me personally appeared **G. Brian Dillingham**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Beverly F. Smith as her attorney in fact, pursuant to the power of attorney recorded in Book *__, page____, Register's Office, Wilson County, Tennessee, and acknowledged that he executed the same as the free act and deed of Beverly F. Smith as her attorney in fact. * 200600706-0080550

NOTARY PUBLIC

My Commission Expires: 11-27-06

* * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$87,900.00**.

AFFIANT

Subscribed and sworn to before me on this 30th day of June, 2006.

CARLA JOHNSON NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

NOTARY PUBLIC

My Commission Expires: 01-20-2008