WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/06/06 14:15 3 pgs
Fees:18.00 Taxes:573.50

20060706-0081145

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 2006

Notary Public

MY COMMISSION EXPIRES: 4/24/09
(AFFIX SEAL)

KATHRYN WESTBROOK NOTARY PUBLIC WILLIAMSON COUNTY TN LARGE

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jabbar Stackston (NAME)	Bank of America	MAP 136-15B
3401 Anderson Road #35 (ADDRESS)	PO Box 45140 (NAME) Jacksonville, FL 32232 (ADDRESS)	PARCEL 35
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Frank J. Urban and/or Judy M. Urban, Trustees U/A/D June 13, 2001, of the Urban Joint Revocable Living Trust HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jabbar Stackston

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 Unit No. 35 on the Plan of Horizontal Property Regime (Private Element), Phase 1, Smith Springs Townhomes, Revision 2 of record in Instrument No. 20010629-0068936, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Frank J. Urban and/or Judy M. Urban, Trustees U/A/D June 13, 2001, of the Urban Joint Revocable Living Trust by deed from Frank J. Urban and Judy Urban of record in Instrument No. 20020802-0093046, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Instrument No. 20010629-0068936 said Register's Office.

Subject to restrictions of record in Book 11666, page 151, and supplemented by Supplemental Declaration, Smith Springs Townhomes of record in Instrument No. 20010730-0080392; and By-Laws of record in Book 11666, page 191, said Register's Office.

Subject to Homeowners' Association Articles of record in Book 11666, page 149;

CONTINUED

This is improved (X) unimproved ( ) property, known as 3401 Anderson Road #35, Antioch, TN 37013 (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 hand this 30th day of June 2006

Urban Joint Revocable Living Trust

By: Frank J. Urban
Frankl J. Urban, Trustee

Judy M. Urban
Judy M. Urban, Trustee

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 Frank J. Urban and Judy M. Urban, Trustees

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of June 2006.

Commission expires 3/21/09

Notary Public

PHYLLIS KEENAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

Articles of Amendment of record in Instrument No. 200003160026959; Quitclaim to Homeowners' Association of record in Instrument No. 200001110003643; Conveyance of Common Areas, Phase Two, Smith Spring Townhomes from Regent Development, LLC to Smith Springs Townhomes Association, Inc. as of record in Instrument No 20010810-0086561, said Register's Office.

Taxes for the year 2006 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.