THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N14743

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Davidson County DEEDWARR
Recvd: 07/13/06 09:39 2 pgs
Fees:13.00 Taxes:508.75
20060713-0084304

Property Address:
1424 Aaronwood Dr., Old Hickory, TN 37138

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Angela K. Smith, unmarried,** hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Aurelio Rodriguez**, hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 293, on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development), as shown by plat of record in Plat Book 6900, Page 550, 551, and 552 and Certificate of Correciton of record in Deed Book 7462, Page 445 and by an Amendment to Change Name of Record in Deed Book 6181, Page 112, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from John H. Larkin, unmarried, dated March 29, 2004, and recorded March 31, 2004, in the Register's Office for Davidson County, Tennessee, Instrument Number 200403310036158.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 29th day of June, 2006.

Angela K Smith {Seal}
Angela K. Smith

State of Maryland
County of Prince George's

On this the 29 day of June, 2006, before me, the undersigned officer, personally appeared Angela K. Smith, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and she acknowledged that she, executed same as her free act and deed.

Della-Ann Catena
Notary Public

My Commission expires: 11/2007

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $137,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Michelle K Rosado
Affiant

Sworn to and subscribed before me this the 7th of July, 2006.

CHRISTOPHER JACKSON
Notary Public At Large
RUTHERFORD COUNTY, TN

Notary Public

My Commission expires: Aug. 20, 2007

Name of Owner and Property Address:
Aurelio Rodriguez
1424 Aaronwood Dr.
Old Hickory, TN 37138

Person Or Entity Responsible For Payment Of Taxes:
Aurelio Rodriguez
1424 Aaronwood Dr.
Old Hickory, TN 37138

Tax Parcel ID#: 063.16-0B-211.00-CO