THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
2525 West End Avenue, Suite 350
Nashville, TN 37203

Our File Number: 24509Z

Davidson County DEEDWARR
Recvd: 07/14/06 09:43 2 pgs
Fees:13.00 Taxes:277.50
20060714-0084821

MAP/GROUP/PARCEL:
108-03-0-A43.00

NEW OWNER'S NAME AND ADDRESS:
Brian Smith
927 Patio Drive
Nashville, TN 37214

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, Kelly A. McCathrin now known as Kelly Langer, a married woman, hereinafter called Grantor, does hereby transfer and convey unto, Brian D. Smith, unmarried, his heirs and assigns, hereinafter called Grantee, property described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 26, Unit No. 43, on the Plan of a Horizontal Property Regime as shown on the Condominium Site Plan of Phase II of Section Three, Patio Villa, of record in Plat Book 5200, page 495, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> The subject property is improved property known as 927 Patio Drive, Nashville, TN 37214.
>
> BEING the same property conveyed to Grantor herein by deed of record in Instrument No. 20041103-0132679, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

This property has never been the marital residence of the Grantor.

Kelly Langer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, Kelly Langer, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 7th day of July, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES: APRIL 17, 2010

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value whichever is greater for this transfer is $75,000.00.

AFFIANT

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

NOTARY PUBLIC
MY COMMISSION EXPIRES:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES: APRIL 17, 2010