Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $425,000.00 .

Affiant

Subscribed and sworn to before me this 14th day of July, 2006.

Notary Public
My Commission Expires

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Exp. 11/24/07

Davidson County DEEDWARR
Recvd: 07/18/06 12:51 2 pgs
Fees:13.00 Taxes:1572.50
20060718-0086525

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

06-0400

Address of New Owner:	Send Tax Bills to:	Tax Information:
Patrick N. Smith, et ux	SAME	145-13
1608 Otter Creek Road		15.00
Nashville, TN 37215		

WARRANTY DEED

For and in 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 **Shannon W. Farrington and husband Joseph M. Farrington**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Patrick N. Smith and wife, Melanie G. Smith**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee Lot 117 Tyne Valley Estates, Section 5, as of record in Book 3600, page 54, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Shannon W. Farrington and Joseph M. Farrington, wife and husband, by deed from Charles L. Wood, Sr. and Cheryl Wood Powers of record in Inst. 20040811-0097251, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1608 Otter Creek Road, Nashville, TN 37215.**

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 our hands this 14th day of July, 2006.

Shannon W. Farrington

Joseph M. Farrington

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 **Shannon W. Farrington and wife Joseph M. Farrington**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 14th day of July, 2006.

Notary Public

My Commission Expires: 4/22/09

LARRY N WESTBROOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN