return to:

Creative Title and Escrow, LLC
1994 Gallatin Rd. N., Ste. 202
Madison, TN 37115

THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
April R. Riley
1120 112th Ave NE 3rd floor
Bellevue WA98004

Davidson County DEEDWARR
Recvd: 07/27/06 09:33 2 pgs
Fees:13.00 Taxes:334.85
20060727-0090715

MAP PARCEL NUMBERS
Map & Parcel No:96-11-0-A-41.00 CO

WARRANTY DEED

THIS INDENTURE, made and entered into this 25th day of July, 20 06, by and between **Michael Smith**, unmarried, party of the first part, and **April R. Riley**, unmarried, party of the second part,

WITNESSETH: That for and in consideration of **$90,500.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Being Unit E-8, Hickory Place Condominiums of record in Master Deed of record in Book 6654, Page 910 and referred to as Exhibit "B" found at page 912 and Corrected in Book 6759, page 533 and referred to as Exhibit "B" found at page 535, said corrected Book. Unit E-8 being part of the Unit Plan for Phases 2-8, Section I, Hickory Place Condomimiums of record in Plat Book 6250, page 795, all references of record in the Register of Deeds Office for Davidson County, Tennessee.

BEING the same property conveyed to Michael D. Smith by deed from Billy W. Springer, unmarried, of record in Book/Instrument No.20000705-0066307 Register's Office, Davidson County, Tennessee, dated 06/30/00 and recorded 07/05/00.

The above referenced property is also known as 305 Hickory Place, Nashville, TN 37214.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Plat Book 6250, page 795; By-Laws of record in Book/Instrument No. 6476, page 663, said Register's Office; Restrictive Covenants, Restrictions, Declarations of Covenants, Conditions and Restrictions of record in Book/Instrument No. 6472, page 435, said Register's Office; Master Deed of record in Book/Instrument No. 6654, page 910 & 912, Corrected in Book 6759, Page 533 & 535 said Register's Office; any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Michael Smith

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Michael Smith, unmarried** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 25th day of July, 2006.

My commission expires 2/27/10

Notary Public

CHRISTY D. LANDRUM STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY TENN.

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$90,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 26th day of July, **2006**.

Notary Public

PROPERTY ADDRESS:
305 Hickory Place
Nashville, TN 37214

Name and Address of New Owner:
April Riley
305 Hickory Place
Nashville TN 37214