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Davidson County DEEDWARR
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Fees:13.00 Taxes:667.48
20060728-0091345

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $180,400.00. Laura Smith Affiant Subscribed and sworn to before me, this 26 day of July, 2006. Notary Public My Commission Expires:

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Address New Owner As Follows:
Geoffrey Smith and wife, Laura Smith
& Fred Langford and wife, Linda Langford
1408 Brenner Court
Nashville, TN 37221

Send Tax Bills To:
Countrywide
97 East Brokaw Rd
Ste 140
San Jose, CA 95131

Map, Parcel Number:
141-12-0-B-60.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BARRY D. LICHTER,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **FRED A. LANGFORD AND WIFE, LINDA LANGFORD, AND GEOFFREY SMITH AND WIFE, LAURA SMITH, as tenants in common**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Southampton, Phase 3, a Planned Unit Development, of record in Book 5200, pages 689 and 690, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Barry D. Lichter and wife, Elizabeth M. Lichter, by deed dated February 19, 1999, from Bryan J. Tulp and wife, Lisa E. Tulp, of record in Book 11349, page 669, Register's Office for Davidson County, Tennessee. Elizabeth M. Lichter is deceased.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Subject property is not the usual place of residence of the Grantor or his spouse.

This conveyance is made subject to:

1. 2006 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6120, page 450, as amended in Book 6231, page 63, said Register's Office.

3. Matters shown on the Plan of record in Book 5200, page (s) 689 and 690, said Register's Office.

This is improved property known as 1408 Brenner Court, Nashville, TN 37221.

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 I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, 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 person whomsoever.

WITNESS my hand this 20th day of July, 2006.

Barry D. Lichter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BARRY D. LICHTER**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of July, 2006.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007