WARRANTY DEED

RETURN TO:
Buyers Title & Escrow
5210 Maryland Way, St 210
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 96,900.00

X James LaBorg
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF July 2006

Notary Public

MY COMMISSION EXPIRES: 5-24-08
(AFFIX SEAL)

FRANKLIN MATTHEW LAND NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXP. MAY 24, 2008 COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow-Robertson County, 2784-A Highway 31W, White House, Tennessee 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeanette Smith (NAME)	New owner (NAME)	108-12-0 095.0
3229 Lakeford Dr (ADDRESS)	(ADDRESS)	
Nashville TN 37214 (CITY) (STATE) (ZIP)	SAME (CITY) (STATE) (ZIP)	

FOR AND 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, James LaBorg

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeanette Smith, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

Davidson County DEEDWARR
Recvd: 08/04/06 13:46 3 pgs
Fees:18.00 Taxes:358.53

20060804-0095813

unimproved ( )
This is improved (X) property, known as 3229 Lakeford Drive, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 28th day of July, 2006

X James LaBorg

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James LaBorg

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at White House, Tennessee, this 28th day of July 2006.

Commission expires 5-24-08

Notary Public

FRANKIE A. MATHEWS NOTARY PUBLIC STATE OF TENNESSEE COMMISSION EXPIRES MAY 24, 2008 COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 61B on the Plan of Zone Lot Division Lots 32, 35, 38, 61, of Section 3 of East Lake Subdivision, of record in Book 5200, Page 342, as amended in Book 5200, Page 650, Register's Office for said County. Said Lot No. 61B fronts 31.62 feet on the westerly margin of Lakeford Drive and extends back 196.85 feet on the northerly line and 141.18 feet on the southerly line to a rear line in the rear, measuring 31.69 feet thereon, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Aubrey Hiam by Trustees Deed from Aaron L. Squyres, as Successor Trustee and Brian J. Brumback as Co-Trustee of record in Instrument No. 20060327-0034483, dated March 27, 2006, Register's Office for Davidson County, Tennessee, and further being conveyed to James LaBorg by Quitclaim Deed from Aubrey Hiam, of record in Instrument No. 20060327-0034484, dated March 27, 2006, Register's Office for Davidson County, Tennessee. Further being same propertyconveyed to 3229 Lakeford Drive Trust (No. 00-0617-1) RISCO, Inc. by Warranty Deed from Patrick J. Decker and Bonnie Decker, dated June 17, 2000, of record in Instrument No. 20010424-0040427, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 5761, Page 355 and in Book 6078, Page 648 and in Book 6144, Page 278 and in Book 5997, Page 794 and in Book 5200, Page 650, said Register's Office.

Subject to notes on plat of record in Book 5200, Page 342 and in Book 5200, Page 650, Register's Office, Davidson County, Tennessee.

This conveyance is subject to shared wall agreement of record in Book 9472, Page 706, said Register's Office.

This conveyance is subject to any and all easements, if any.