return to: Creative Title & Escrow, LLC
1994 Gallatin Rd N Ste. 202
Madison, TN 37115

Prepared by:
STATE OF TENNESSEE
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

State of TN
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $91,000.00

Affiant

Subscribed and sworn to before me, this 24th day of August, 2006.

Notary Public
My commission expires: _____

T. GARRISON NOTARY PUBLIC STATE OF TENNESSEE EXPIRES MARCH 03, 2010 ROBERTSON COUNTY

Davidson County DEEDWARR
Recvd: 09/01/06 09:51 2 pgs
Fees:13.00 Taxes:336.70
20060901-0108190

Address of New Owner:	Send Tax Bills to:	Tax Information
R. Scott Smith 3233 Lakeford Drive Nashville TN 37214	Same	108-12-0-125.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, Ross Winchel and Jill B. Winchel, husband and wife, hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to ~~R. Scott Smith~~ * Richard Smith and wife, Katherine Smith, hereinafter called the Grantee(s) his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 60-B, of Zone Lot Division, Lots 33, 34, 59 and 60, Section 3 on the Plan of East Lake Subdivision, as shown on plat of record in Plat Book 5200, page 678, amended in plat book 5200, page 342, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Ross Winchel in Instrument No. 20060217-0019559, recorded 02/17/2006, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Roberts in Instrument No. 20060125-0009431, recorded 01/25/2006, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cassandra L. Haskins by Deed of record in Book 8845, Page 16, recorded 01/21/1993, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: (1) Taxes for the year 2006, a lien, which are not yet due and payable; (2) All matters shown on Plat recorded in Book 5200, page 342, as amended in Book 5200, page 678; (3) Restrictive Covenants of record in Book 6005, page 147 and Book 6079, page 648, all of record in the Register's Office for Davidson County, Tennessee

This property is improved property known as 3233 Lakeford Drive, Nashville, TN 37214

Jill B. Winchel joins in this conveyance to disclaim any and all marital interest in the property, if any.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives,

to warrant and forever defend the title to said land to said Grantee(s), 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 24th day of August 2006.

Ross Winchel

Jill B Winchel by RW
Attorney in Fact
Jill B. Winchel

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Ross Winchel**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of August, 2006.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My commission expires: 6-27-09

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On August 25, 2006, before me personally appeared, **Ross Winchel**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Jill B. Winchel**, and who acknowledged that he executed the same as the free act and deed of **Jill B. Winchel**.

Witness my hand, at office, this 24th day of August, 2006.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My commission expires: 6-27-09

FILE NO: TN2006080233