Davidson County DEEDWARR
Recvd: 09/05/06 08:25 2 pgs
Fees:13.00 Taxes:338.55

20060905-0108783

State of Tennessee)
County of Sumner)

The actual consideration or value, whichever is greater, for this transfer is $91,500.00.

Affiant

Subscribed and sworn to before me, this 31st day of August, 2006.

Notary Public: Devon J. Sutherland

My Commission Expires: 12/09/08

DEVON J. SUTHERLAND NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Joey P. Eldridge 203 Ensley Avenue Old Hickory, TN 37138	New Owner	44-5-120/44-5-121

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Douglas Ray Smith, unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Joey P. Eldridge, unmarried**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

TRACT 1: BEING Lot No. 77 on the Plan of Rayon City, of record in Plat Book 843, Page 13, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a a more complete description.

TRACT 2: BEING Lot No. 76 on the Plan of Rayon City, of record in Plat Book 843, Page 13, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Douglas Ray Smith by Warranty Deed from Orion Partners, L. P. , dated July 19, 2006, recorded July 25, 2006, in Instrument Number 20060725-0089549, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Taxes and assessments for the 2006 and subsequent years.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Plat Book 843, Page 13, Register's Office for Davidson County, Tennessee.

2006 Davidson County taxes $1,226.14 not yet due and payable.

Final Decree Confirming Tax Sale, filed with the Chancery Court of Davidson County on February 27, 2003, recorded January 20, 2004, in Instrument Number 20040120-0007653, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 203 Ensley Avenue, Old Hickory, TN 37138

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 31st day of August, 2006.

Douglas Ray Smith

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 **Douglas Ray Smith**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of August, 2006.

Commission Expires: 12/09/08

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, TN 37075