This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Anthony Washington
703 Stockell Street
Nashville, Tennessee 37207

MORTGAGEE:
WMC Mortgage Corporation
P. O. Box 5089
Los Angeles, CA 90054-0089

Davidson County DEEDWARR
Recvd: 09/22/06 14:25 2 pgs
Fees:13.00 Taxes:462.50
20060922-0117861

SEND TAX BILL TO:
Owner

MAP 82-7
GROUP
PARCEL 303.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Deborah Smith, married***, hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Anthony Washington and wife, Estella D. Washington**, 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:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Dr. V. S. Lindsey's Addition to East Nashville, of record in Plat Book 57, page 25, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Deborah Smith, unmarried by deed from Adrian G. Deal of record in Instrument no. 20060330-0036016, Register's Office for Davidson County, Tennessee. Deborah Smith is now married.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is **improved** property known as **703 Stockell Street, Nashville, Tennessee 37207.**

*The said property was investment property of Deborah Smith and was never used as a marital residence.

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, GRANTOR does covenants with the said GRANTEES that she is 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; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **20th** day of **September, 2006.**

Deborah Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Deborah Smith, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 20th day of September, 2006.

NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $125,000.00.

AFFIANT

Subscribed and sworn to before me on this 20th day of September, 2006.

NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: