Davidson County DEEDWARR
Recvd: 10/10/06 10:47 2 pgs
Fees:13.00 Taxes:1613.20
20061010-0125912

RECORD AND RETURN TO:
Heritage Title Services, LLC
8115 Isabella Lane, Ste. 5
Brentwood, TN 37027

WARRANTY DEED

LEEZA OSBORNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires November 22, 2008

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$436,000.00**.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS August 22, 2006.

NOTARY PUBLIC

My commission expires: 11-22-08

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, 8115 Isabella Lane Suite 5, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Russell Patrick Davis Virginia Hunt Davis 225 54th Avenue North Nashville, TN 37209	New Owner	103-03-0-280.00

FOR AND IN CONSIDERATION of the sum of **Four Hundred Thirty Six Thousand dollars and zero cents ($436,000.00)**, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **Brent Edward Smith joined by his wife, Amanda M. Smith,** hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto **Russell Patrick Davis and wife, Virginia Hunt Davis,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in **Davidson County, TN**, and being further described as follows, to-wit:

Being Lot No. 1, on the Plan of Hood Subdivision a plan of which is of record as Instrument No. 200001027-0106417 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Brent Edward Smith, unmarried, by Deed from Jeffrey T. Smith, unmarried dated 7/2/04 of record in Instrument No. 20040719-0086023, in the Register's Office for Davidson County, Tennessee.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2006 property taxes which taxes are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this August 22nd, 2006.

Brent Edward Smith

Amanda M. Smith

STATE OF
COUNTY OF

Personally appeared before me, a Notary Public, **Brent Edward Smith and Amanda M. Smith**, being by me and duly sworn (or affirmed), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this August 22nd, 2006.

Notary Public

Printed Name

My commission expires: 11-22-08

Prepared By:

Stacey Harding
Heritage Title Services, LLC
8115 Isabella Lane, Ste. 5
Brentwood, TN 37027

LEEZA OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008