WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/01/06 10:18 2 pgs
Fees:13.00 Taxes:333.00
20061201-0148386

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Kim Bradley
Affiant

CAROLYN BARKER NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF NOVEMBER, 2006.

Carolyn Barker
Notary Public

MY COMMISSION EXPIRES: 1-22-2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
Murfreesboro, Tennessee

M-0806

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FFC Housing-Tennessee, a Tennessee Nonprofit Corporation	FFC Housing-Tennessee, a Tennessee Nonprofit Corporation	120-02-0 174.00
(NAME)	(NAME)	
1325 Mercury Drive	1325 Mercury Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(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, Cathy D. Smith, unmarried and Christy D. Smith and ~~husband~~, Robert D. Smith, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FFC Housing-Tennessee, a Tennessee Nonprofit Corporation, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN RUTHERFORD COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Lot No. 112 Stardust Acres of record in Plat Book 1424, Page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING all of the same property conveyed to Robert Gerald Smith and Cathy D. Smith by Warranty Deed from Nell Fay Hunter Paris of record in Book 4968, Page 806, Register's Office for Davidson County, Tennessee. Being further conveyed to E.V. Clark and Jimmie F. Clark by Quitclaim Deed from Robert Gerald Smith and wife, Cathy D. Smith of record in Book 6109, Page ~~325~~ 326*, Register's Office for Davidson County, Tennessee. Being further conveyed to E.V.Clark by Quitclaim Deed from Jimmie F. Clark of record in Book 8067, Page 314, Register's Office for Davidson County, Tennessee. Being further conveyed to Cathy D. Smith, Christy D. Smith and Robert D. Smith by Quitclaim Deed from E.V. Clark of record in Book 8310, Page 246, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1325 Mercury Drive, Nashville, TN 37217
(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 our hands this 17th day of November, 2006.

Robert D. Smith

Cathy D. Smith

Christy D. Smith

Upon oath, Christy D. Smith and Robert D. Smith, warrant, covenant, and certify that the aforedescribed real property is not their homestead as defined by Statute.

*326 and 327

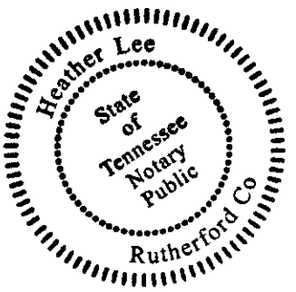
STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cathy D. Smith and Christy D. Smith and Robert D. 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 at Murfreesboro, Tennessee this 17th day of November, 2006.

Commission expires: 8-16-09



Heather Lee

Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
125 River Rock Boulevard, Suite B
Murfreesboro, Tennessee 37128