Reutn to:
Forsythe Title & Escrow
113 Shivel Dr
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 12/05/06 16:20 2 pgs
Fees:13.00 Taxes:869.13
20061205-0150342

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

**WARRANTY DEED**

THIS INDENTURE is made and entered into this 30th day of November, 2006 by and between **Gaius Hill and S. B. Hill**, hereinafter referred to as GRANTOR, and **Michael E. Smith and wife, Melody Smith**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of River Park Estates, as of record in Book 6250, page 658, Register's Office for Davidson County, Tennessee, corrected in Book 6785, page 427 and Book 6830, page 806, said Register's Office to which plat reference is hereby made for a more complete and accurate description.

This conveyance is subject to the following:

1) All matters appearing on the plan of River Park Estates, of record in Book 6250, Page 658, as corrected in Book 6785, page 427 and Book 6830, page 806, Register's Office for said County.

2) Restrictions contained in instrument of record in Book 6672, page 600 as supplemented in Book 7155, page 844, Register's Office for said County.

3) Homeowners Association Charter of record in Book 7216, page 833, Register's Office for said County.

Being the same property conveyed to Gaius Hill and S. B. Hill, tenants by the entirety, by Quitclaim Deed from S. B. Hill, dated December 16, 1997, recorded December 30, 1997, of record in Book 10737, page 134, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to S. B. Hill by Deed from David D. Modglin and wife Debra S. Modglin, dated June 9, 1993, recorded June 23, 1993, of record in Book 8991, page 192, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: **7212 River Junction Drive, Nashville, TN 37221**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Gaius Hill

S. B. Hill

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Gaius Hill and S. B. Hill, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 30th day of November, 2006.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 28, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**Name and Address of Property Owner:**
Michael E. Smith
7212 River Junction Drive, Nashville, TN 37221

**Send Tax Statements to:**

America's Wholesale Lender

2375 N. Glenville Drive
Richardson, TX 75082

**Map and Parcel--155.03-0B-029.00-CO**

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $234,900.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 30th day of November, 2006.

Notary Public

My Commission Expires: _____

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

26-1-684