Send Tax Statements To:
~~New Owner~~
Bank of America, N.A.
P.O. Box 9000
Getzville, NY 14068-9000

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
279 Robert Rose Drive, Suite B
Murfreesboro, TN 37129

Name and Address of New Owner:
Keith D. Smith
1504 Brookchase Court
Antioch, TN 37013

Map and Parcel: 151-10-0A-209.00

Davidson County DEEDWARR
Recvd: 12/13/06 10:29 3 pgs
Fees:18.00 Taxes:499.13
20061213-0153645

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **MICHAEL T. JEFFCOAT and WHITNEI S. JEFFCOAT, husband and wife,** has this day bargained and sold and does hereby transfer and convey unto, **KEITH D. SMITH,** unmarried, his heirs and assigns, forever, that certain parcel of real estate located in Davidson County of the State of Tennessee, being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Number 189, on the plan of Phase Two, Villages of Long Hunter, Planned Unit Development, as shown by plat appearing of record in Instrument Number 20020515-0059732, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael T. Jeffcoat and Whitnei S. Jeffcoat, husband and wife, by deed from Ole South Properties, Inc., a Tennessee Corporation, appearing of record in Instrument Number 20030711-0096287, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Instrument Number 20020515-0059732, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Instrument Number 20010531-0056382; Declaration of Covenants, Restrictions and Conditions of record in Instrument Number 20010531-0056382, and in Instrument Number 20031111-0164945; By-Laws of record in Instrument Number 20041022-0127537; Register's Office for Davidson County, Tennessee.

Subject to Easement to Metro of record in Book 8197, page 288, and in Book 8358, page 91, and in Book 8358, page 94; Easement to Tennessee Telephone Company of record in Book 9661, page 919; Easement to Crossman Communities of record in Instrument Number 20000906-0088271, and in Instrument Number 20000906-0088272; Transmission Line Easement of record in Book 2338, page 466; Sanitary Sewer/Storm Drainage Easement of record in Instrument Number 20001030-0107415;

Subject to all matters of record in Instrument Number 20010531-0056383, and in Instrument Number 20020718-0086411; Declaration of Taking of record in Book 4446, page 423; Consent Judgment to United States of America of record in Book 4553, page 351; Ingress/Egress Reservation of Cemetery of record in Book 1115, page 302, and in Book 1101, page 457; Charter of Homeowner's Association of record in Instrument Number 20010531-0056381; Register's Office for Davidson County, Tennessee.

Subject to any and all Easements and/or Restrictions of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said, **KEITH D. SMITH,** unmarried, his heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2006 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 11th day of December, 2006.

Michael Trent Jeffcoat
Michael T. Jeffcoat

Whitnei S. Jeffcoat
Whitnei S. Jeffcoat

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **Michael T. Jeffcoat and Whitnei S. Jeffcoat, husband and wife,** the bargainers(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that they, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Davidson County, Tennessee, this the 11th day of December, 2006.

Sheri L. Morgan
NOTARY PUBLIC

My Commission Expires: 2/24/09

SHERI L MORGAN NOTARY PUBLIC My Comm. Expires February 24, 2009 AT LARGE RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $134,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kendra Cooke
AFFIANT

SWORN to and subscribed before me,
this the 11th day of December, 2006.

Sheri L Morgan
NOTARY PUBLIC
My Commission Expires: 2/24/09

SHERI L. MORGAN NOTARY PUBLIC My Comm. Expires February 24, 2009 AT LARGE RUTHERFORD COUNTY, TN

Return to:
OVERLAND TITLE COMPANY LLC
5121 MARYLAND WAY, SUITE 200
BRENTWOOD TN 37027