RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 Maryland Way, Suite 208
BRENTWOOD, TN 37027
06TN03821

Davidson County DEEDWARR
Recvd: 01/18/07 15:13 2 pgs
Fees:13.00 Taxes:373.70
20070118-0007527

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$101,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
17th day of January, 2007

Notary Public

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007

MY COMMISSION EXPIRES: 11-24-07

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 Maryland Way, Suite 208 , BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas Flora **1204 Pennock Avenue** **Nashville, TN 37207**	Lender Franklin American Mtg 501 Corporate Centre Dr. Ste 400 Franklin, TN 37067	**071-15-0-409.00**

FOR AND IN 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,

John A. Smotherman, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nicholas T. Flora and wife, Carrie A. Flora

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:

Being the Southerly 6 feet of Lot 21 and the North 38 feet of Lot No. 22 on the Map of Crutcher's Subdivision of part of the Lucy H. Lindsey Property as of record in Plat Book 161, page 129, of the Register's Office for Davidson County, Tennessee.

Said parts of Lots 21 and 22 front 44 feet on the Westerly side of Pennock Avenue and run between parallel lines 159 feet more or less, to an alley.

Being the same property conveyed to John A. Smotherman, unmarried by Warranty Deed from G.Lynn Davis, unmarried dated January 31, 2005 and recorded February 2, 2005 in Instrument No. 20050203-0012914, also being the same property conveyed to G. Lynn Davis by Warranty Deed from Wachovia Bank, N.A. (f/k/a First Union National Bank), as trustee for Long Beach Mortgage Loan Trust 2001-4, by Washington Mutual Bank, FA, as Attorney in Fact dated June 23, 2004 and recorded September 3, 2004 in Instrument No. 20040903-0107246, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **1204 Pennock Avenue, Nashville, TN 37207**
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 January, 2007.

John A. Smotherman by John Brackeen, attorney in fact

John A. Smotherman, by John Brackeen, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____ 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 Nashville, Tennessee, this 17th day of January, 2007.

Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2006.

Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 17th day of January, 2007, before me personally appeared John Brackeen to me known to be the person who executed the foregoing instrument in behalf of John A. Smotherman as his Attorney in Fact, and acknowledged thatshe executed the same as the free act and deed of the said John A. Smotherman.

Witness my hand and official seal at Nashville Tennessee, this the 17th day of Janaury, 2007.

Commission Expires:_____ _____
Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010