This instrument prepared by:
Bryant C. Dunaway, Esq.
QUALLS, FRY & DUNAWAY, PLLC
Attorneys at Law
165 East Spring Street
Cookeville, Tennessee 38501

MAP AND PARCEL NUMBER

Map 119
Group 020
Parcel 043.00

Davidson County DEEDWARR
Recvd: 01/22/07 15:26 2 pgs
Fees:13.00 Taxes:222.00
20070122-0008907

PROPERTY OWNERS:
Eric M. Smith
Isil Y. Smith
204 Garwood Drive
Nashville, TN 37210

SEND TAX BILLS TO:
Property Owners

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, We, **James D. Craig and wife, Nancy M. Craig,** have this day bargained and sold, and do hereby transfer and convey unto **Eric M. Smith and wife, Isil Y. Smith,** their heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in Davidson County, Tennessee as follows:

Being Lot No. 12 on the Plan of Cunningham Heights, as of record in Book 2331, page 76, Register's Office for said County.

Said Lot No. 12 fronts 70 feet on the north side of Garwood Drive and runs back between lines, 169.37 feet on the west line and 177.48 feet on the east line to a dead line in the rear on which it measures 69.73 feet.

This conveyance is subject to restrictions of record in Book 2480, page 455, Register's Office of Davidson County, Tennessee.

SOURCE OF DESCRIPTION: Previous and last conveyance.

THE PREVIOUS AND LAST conveyance being a deed of record from Carl Batson, Inc. to James D. Craig and wife, Nancy M. Craig, in Deed Book 2487, page 505, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest belonging to the said grantees, their heirs and assigns forever. We do covenant that we are lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

WITNESS my hands this the 19th day of January, 2007.

James D. Craig
James D. Craig

Nancy M. Craig
Nancy M. Craig

STATE OF TENNESSEE
COUNTY OF PUTNAM

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **JAMES D. CRAIG and wife, NANCY M. CRAIG,** the within named bargainors, 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 official seal this the 19th day of January, 2007.

My Commission Expires:
8-21-07

Notary Public

STATE OF TENNESSEE
COUNTY OF PUTNAM

The actual consideration or value whichever is greater, for this transfer is **$60,000.00.**

Affiant

SUBSCRIBED AND SWORN to before me this the 19th day of January, 2007.

My Commission Expires:
8-21-07

Notary Public