WARRANTY DEED

P-TT-07-1908

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,000.00

Carol A. Clawson
Affiant

Subscribed and sworn to before me, this 9th DAY OF February, 2007.

Notary Public

MY COMMISSION EXPIRES: 12/09/07
(AFFIX SEAL)

LAURA C. PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron A. Smith	Countrywide Home Loans, Inc.	
1908 Valley Park Drive (ADDRESS)	(NAME) 3011 Armory Drive, Suite 120 (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville, TN 37204 (CITY) (STATE) (ZIP)	07216006500

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOSEPH VANOY AND WIFE SARAH VANOY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AARON A. SMITH, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Burchwood Gardens, Section Two, of record in Book 2900, Page 66, Registers Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joseph K. Vanoy, married by deed from Leonard L. Bogle and wife, Lillian Kay Bogle of record in Instrument 200403290035014 on 03/25/2004 and filed for record on 03/29/2004, Register Office for said County.

unimproved ( )
This is improved (X) property, known as 1908 Valley Park Drive, Nashville, Tennessee 37216
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 9th day of February, 2007.

Joseph Vanoy

Sarah Vanoy

Davidson County DEEDWARR
Recvd: 02/13/07 11:16 2 pg
Fees:13.00 Taxes:540.20

20070213-0018258

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 9th day of February, 2007, before me personally appeared Joseph Vanoy and wife Sarah Vanoy to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th day of February, 2007.

Notary Public

My Commission Expires: 12/09/07

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959