WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/26/07 14:38 2 pgs
Fees:13.00 Taxes:666.00
20070226-0023727

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$180,000.00.**

Affiant

Subscribed and sworn to before me this 23rd day of February, 2007

Notary Public
My Commission expires: 8/10/10
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
William L. Stanton Jr.	American Home Mortgage	098-02-0-023.00
5205 Lana Renee Court	520 Broadhollow Road, Mail Stop 100	
Hermitage, TN 37076	Melville, NY 11747	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Frank Smith and B. Gaye Bailey Smith**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **William L. Stanton Jr. and Kelly A. Stanton, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 44 of the resubdivision of Lots 42-56 on the Plan of Roxborough Subdivision, of record in Book 5210, page 76, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Frank P. Smith and B. Gaye Bailey, by deed from Randall Phillips Builders, Inc., on January 16, 1980, of record in Book 5556, page 364, Register's Office for Davidson County, Tennessee. And further conveyed to Frank P. Smith and B. Gaye Bailey Smith by Quitclaim Deed from Frank Smith and B. Gaye Bailey of record in Book 5593, page 259, said Register's Office.

The property is subject to the following:

- Taxes and assessments for the year 2007 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 098-02-0-023.00.
- Subject to all matters as shown on the Plan of record in Book 5210, page 76, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5302, page 669; and Book 8296, page 18, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5205 Lana Renee Court, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 February 23, 2007.

Frank P. Smith

B. Gaye Bailey Smith

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Frank Smith and B. Gaye Bailey Smith** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 23, 2007

My commission expires 8/10/12

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY