This document prepared by (and after recording return to):		
Name:	**Consumer Trust Title & Escrow, LLC**	
Address:	**219 Ward Circle, Ste. 5**	
City, State, Zip:	**Brentwood, TN 37027**	
Phone:	**615-369-0039**	

Davidson County DEEDWARR
Recvd: 03/02/07 13:33 3 pgs
Fees:18.00 Taxes:1109.63

20070302-0026044

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **HAROLD SCOTT DULANEY AND SPOUSE, LOU ANNE DULANEY**, hereinafter "collectively"referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **JESSE J. SMITH AND SPOUSE, KELLY G. SMITH** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of DAVIDSON, State of Tennessee, to-wit:

Land in Davidson County, Tennessee being Lot No. 36 on the Plan of Part of West Grove Subdivision of record in Book 421, Page 109, Register's Office for said County.

Said Lot No. 36 fronts 50 feet on the easterly margin of 40th Avenue North and extends back between parallel lines 160 feet to an alley.

This being the same property conveyed to Harold Scott Dulaney and spouse Lou Anne Dulaney by Warranty Deed of Donald M. Rucker, married recorded April 1, 2002 in Instrument No. 20020401-0039281, Register's Office for Davidson County, Tennessee.

Map Parcel Number: 104-1-182

This property is known as: 132 40TH Avenue North, Nashville, Tennessee 37209

Subject to taxes for 2007 and subsequent years,to all matters shown on the Plat of record in Book 421, Page 109, Davidson County, TN, Register of Deeds.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 28th day of February, 2007.

Grantor
Harold Scott Dulaney

Grantor
Lou Anne Dulaney

STATE OF Tennessee

COUNTY OF Williamson

On this 28th day of February, 2007 before me personally appeared Harold Scott Dulaney and Lou Anne Dulaney to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

Printed Name: W. Davis

Commission Expires: Expires JAN. 20, 2009

Grantor(s) Name, Address, phone:
Harold Scott Dulaney & Lou Anne Dulaney

Grantee(s) Name, Address, phone:
Kelly G. Smith
132 40th Avenue North
Nashville, TN 37209

SEND TAX STATEMENTS TO :
SunTrust Mortgage, Inc.
P. O. Box 79041
Baltimore, MD 21279-0041

State of TENNESSEE
County of Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 299,900.00 which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 28th day of February, 2007.

Affiant

Harold Scott Dulaney
Type or Print Name

(Seal)

My commission expires:

Notary Public

W. Davis
Type or Print Name