BOX 50-B

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ~~ESCROW CORP~~
3310 WEST END AVE
NASHVILLE TENNESSEE

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|**$117,900.00**
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|1st DAY OF March, 2007.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 6-26-07
| (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/05/07 14:13 2 pgs
Fees:13.00 Taxes:436.23

20070305-0026956

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph W. ~~Sodroff~~ SOTIROFF 3401 Anderson Road, Unit 113 Antioch, TN 37013	COUNTRYWIDE P.O. Box 660694 DALLAS TX 75266	Map 136-15, Group B Parcel 160

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,

Steve J. Mortillaro, Jr., unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Joseph W. ~~Sodroff~~ SOTIROFF, unmarried

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 UNIT NO. 113 ON THE PLAN OF A HORIZONTAL PROPERTY REGIME (PRIVATE ELEMENT) PHASE 3, SMITH SPRINGS TOWNHOMES OF RECORD IN INSTRUMENT NO. 20020926-0117439, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE MORE A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO STEVE J. MORTILLARO, JR., UNMARRIED BY DEED FROM NVR, INC., T/A RYAN HOMES, A VIGINIA CORPORATION, DATED DECEMBER 20TH, 2002 AND OF RECORD IN INSTRUMENT NUMBER 20030107-0002651, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2007 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Property is subject to all matters affecting said premises as contained in Plat Instrument Number 20020926-0117439, Register's Office for Davidson County, Tennessee.
4) Property is subject to a Horizontal Property Regime of Smith Springs Townhomes, Charter of record in Book 11666, Page 149, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto in Book 11666, Page 191, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 11666, Page 151, supplemented in Instrument No. 20030115-0006563, and supplemented in Instrument No. 20050301-0022516, said Register's Office.
5) Storm Water Detention Agreement of Metro Government of record in Book 11540,Page 482, said Register's Office for Davidson County, Tennessee.
6) Easement for Common Areas to Smith Springs HOA of record in Instrument No. 20000111-0003643, said Register's Office for Davidson County, Tennessee.

This is improved property known as: 3401 Anderson Road, Unit 113, Antioch, TN 37013
(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 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 my hand(s) this 1st day of March, 2007.

Steve J. Mortillaro, Jr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Steve J. Mortillaro, Jr., with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of March, 2007.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-14-2009

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076