Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner
The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Affiant

Subscribed and sworn to before me, this 28th day of February, 2007.

Notary Public
My commission expires:

DEBORAH A. RAND
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 21, 2009

08-0702-91032

Address of New Owner:	Send Tax Bills to:	Tax Information
Milton Hambly	First Magnus Financial	41-15-0-099
1332/1334 Westchester Drive	8 Cadillac Drive #100	
Nashville TN 37207	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Noah Smith, married,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Milton Hambly and wife, Gina Hambly,** hereinafter called the Grantees, their successors and assigns, a 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. 10, on the Plan of Tuckahoe Square, of record in Book 6250, Page 303, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Joseph Claybon and wife, Barbara Claybon by deed from James S. Sweeney, Jr. and Patricia M. Sweeney, dated October 20, 2004, recorded October 21, 2004, of record in Instrument No. 20041021-0126705, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Noah Smith, a married man by deed from Joseph Claybon and wife, Barbara Claybon, dated December 20, 2005, recorded December 27, 2005, of record in Instrument No. 20051227-0153196, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor nor his spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1332/1334 Westchester Drive, Nashville, TN 37207

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 03/16/07 08:26 2 pgs
Fees:13.00 Taxes:499.50
20070316-0031960

WITNESS my hand this 28th day of February, 2007.

Noah Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Noah Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN, this 28th day of February, 2007.

Kelly Ann Callaghan
State of Tennessee at Large

My Commission expires: July 19, 2008

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Comm. Expires
July 19, 2008