Davidson County DEEDWARR
Recvd: 04/16/07 08:45 3 pgs
Fees:17.00 Taxes:0.00
20070416-0044896

This instrument prepared by:
Leila Hansen
2700 East Sunset Road, Suite 6
Las Vegas, NV 89120

WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Tiffany and Derek Smith 528 Bonerwood Court Nashville, Tennessee 37211	Tiffany and Derek Smith 528 Bonerwood Court Nashville, Tennessee 37211	Map/Parcel: 14710020800

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Tiffany Ann Smith, formerly known as Tiffany Ann Gaines, and Derek Lynn Smith, wife and husband, as joint tenants with right of survivorship** has this day bargained and sold, and does hereby transfer and convey unto the said **Tiffany Ann Smith and Derek Lynn Smith, wife and husband, as joint tenants with right of survivorship and not as tenants in common**, Grantees herein, their successors and assigns, certain real estate in **Davidson** County, **Tennessee** as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Being the same property conveyed to Tiffany Ann Gaines and Derek Lynn Smith, as joint tenants with right of survivorship by Deed from Melanie N. Friebel, unmarried of record as Instrument No. 20040914.0110546, said Register's Office.

The express purpose of this conveyance is to Change Name.

This is unimproved ( ) property known as 528 Bonerwood Court, Nashville, Tennessee 37211
Improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

DCS -75

Witness our hand this 24th day of March, 2007, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Tiffany Ann Smith, f/k/a
Tiffany Ann Gaines

Derek Lynn Smith

ACKNOWLEDGMENT

STATE OF Tennessee)

COUNTY OF Davidson) ss

Personally appeared before me, Sandra Ashley, a Notary Public in and for said County and State, **Tiffany Ann Smith, f/k/a Tiffany Ann Gaines and Derek Lynn Smith** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Nashville TN this 24th day of March, A.D., 2007.

NOTARY STAMP/SEAL

SANDRA ASHLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2010

Sandra Ashley
NOTARY PUBLIC
Notary Commission Expires: 9-25-10

AFFIDAVIT OF VALUE

STATE OF Tennessee)

COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $ 0.

Subscribed and sworn to before me this the 24th day of March, 2007.

(Affix Seal)

Affiant

Sandra Ashley
Notary Public
My Commission Expires: 9-25-10

SANDRA ASHLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2010

Order Number: 1250088219

Borrower's Name: SMITH

Exhibit A

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 40 ON THE PLAN OF SECTION II, PARKVIEW ESTATES, OF RECORD IN BOOK 3700, PAGE 87, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PREMISES AS CONVEYED TO TIFFANY ANN GAINES AND DEREK LYNN SMITH FROM MELANIE N. FRIEBEL BY DEED RECORDED 09/14/2004 INSTRUMENT # 20040914.0110546.