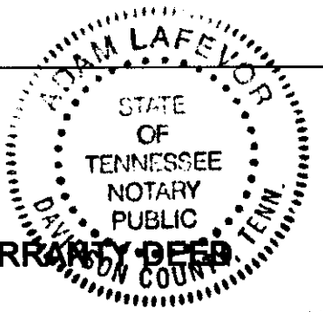



# WARRANTY DEED

My Commission Expires NOV. 22, 2008

B-KW-07-713

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF April, 2007.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/24/07 15:00 2 pgs
Fees:13.00 Taxes:765.90

20070424-0048950

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Derek K. Smith | Derek K. Smith | |
| 713 Cedar Crest Drive (ADDRESS) | 713 Cedar Crest Drive (NAME) (ADDRESS) | 114-8A-20.00 CO |
| Nashville, TN 37209 (CITY) (STATE) (ZIP) | Nashville, TN 37209 (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TIMOTHY E. DUNNINGTON AND WIFE, AMA E. DUNNINGTON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DEREK K. SMITH, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 20 ON THE PLAN OF CEDAR CREST SUBDIVISION, PHASE II, OF RECORD IN PLAT BOOK 9700, PAGE 37, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO TIMOTHY E. DUNNINGTON AND WIFE, AMA E. DUNNINGTON BY WARRANTY DEED FROM SAMUEL ALBERT ALDRIDGE AND WIFE, MICHELLE RENEE ALDRIDGE, RECORDED ON THE 18TH DAY OF OCTOBER, 2002 IN INSTRUMENT NO. 20021018-0128192, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record, including those listed in Plat Book 9700, Page(s) 37; Book 7213, Page 973, Book 10086, Page 772, Book 10174, Page 199 and Instrument No. 20020823-0102246, Register's Office for said County.

unimproved ( )
This is improved ( X ) property, known as 713 Cedar Crest Drive, Nashville, Tennessee 37209
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 20th day of April, 2007.

Timothy E. Dunnington

Ama E. Dunnington

STATE OF Tennessee
COUNTY OF Davidson

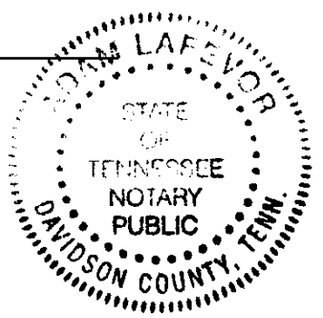
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Timothy E. Dunnington and Ama E. Dunnington, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of April, 2007.

Notary Public

My Commission Expires:

(SEAL)




My Commission Expires NOV. 22, 2008

**RETURN TO:**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903