WARRANTY DEED

B-LHM-07-5308

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,500.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF April, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

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
Jeffery A. Smith	Countrywide Home Loans, Inc.	
5308 Indiana Avenue	(NAME) 750 Old Hickory Blvd., #180	91-11-138.00
(ADDRESS) Nashville, TN 37209	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ELSIE V. MONTGOMERY CARROLL, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ~~JEFFERY A. 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:

Jeffrey A. Smith.

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NOS. 1211 AND 1213, IN BLOCK 176, ON THE PLAN OF WEST NASHVILLE NO. 1, OF RECORD IN BOOK 57, PAGES 74 AND 75, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NOS. 1211 AND 1213 ADJOIN AND FRONT TOGETHER 50.0 FEET ON THE NORTHERLY MARGIN OF INDIANA AVENUE AND EXTEND BACK BETWEEN PARALLEL LINES, 150.0 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO ELSIE V. MONTGOMERY CARROLL AND HUSBAND, JAMES E. CARROLL AND JAMES L. MONTGOMERY, UNMARRIED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY WARRANTY DEED FROM KELVIN LEE SPENCER AND WIFE, CARLA O. SPENCER, RECORDED ON THE 2ND DAY OF APRIL, 1997 IN DEED BOOK 10402, PAGE 503, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID JAMES E. CARROLL HAVING DIED ON APRIL 20, 2003, ELSIE V. MONTGOMERY CARROLL AND JAMES L. MONTGOMERY, SURVIVING AS TENANTS BY THE ENTIRETY. THE SAID JAMES L. MONTGOMERY HAVING DIED ON AUGUST 28, 2005 LEAVING ELSIE V. MONTGOMERY SURVIVING AS TENANT BY THE ENTIRETY.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )

This is improved (X) property, known as 5308 Indiana Avenue, 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 27th day of April, 2007.

Elsie V. Montgomery Carroll

Davidson County DEEDWARR
Recvd: 05/04/07 12:27 2 pgs
Fees:13.00 Taxes:294.15

20070504-0053809

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elsie V. Montgomery Carroll, 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 27th day of April, 2007.

Notary Public

My Commission Expires: 7-24-10

(SEAL)



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