This Instrument Prepared By:
Title Enterprise Service Company, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
2070116

Davidson County DEEDWARR
Recvd: 05/24/07 10:15 2 pgs
Fees:13.00 Taxes:740.00
20070524-0061863

Send Tax Bills To:

SAME/NEW OWNER

New Owner is:
Timothy P. and Mary B. Riley
3273 River Walk Drive
Nashville, TN 37214

MAP: 85-12-A-27.00
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Bradley R. Smith and wife, Ivanka Smith**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Timothy Paul Riley and wife, Mary Beth Riley**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **3273 River Walk Drive, Nashville, TN 37214**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 29 on the plan of River's Edge, Section Two, Jackson Downs, Phase Two, of record in Book 8250, page 922, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bradley R. Smith and wife, Ivanka Smith from Bradley R. Smith by Quitclaim Deed dated August 26, 2004 and recorded August 30, 2004 in Instrument No. 20040830-0104702, Register's Office for Davidson County. Also conveyed to Bradley R. Smith, unmarried, by Warranty Deed of record in Inst. No. 20040106-0001979, said Register's Office.

This conveyance is subject to Restrictions of record in Book 9280, page 334; Book 11098, page 1; and Book 11098, page 21; Easements of record in Book 9857, page 77; and all matters of record on plat in Plat Book 8250, page 922, Register's Office for Davidson County.

BS SS.
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 22nd day of May, 2007.

GRANTOR(S):

BRADLEY R. SMITH

IVANKA SMITH

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Bradley R. Smith and wife, Ivanka Smith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 22nd day of May, 2007.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN

NOTARY PUBLIC
My Commission Expires: 10-14-2009

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$200,000.00**.

AFFIANT

SWORN TO and subscribed before me this 22nd day of May, 2007.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN

NOTARY PUBLIC
My commission expires: 10-14-2009