THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 07-1126

Davidson County DEEDWARR
Recvd: 05/25/07 07:59 2 pgs
Fees:13.00 Taxes:259.00
20070525-0062300

Property Address: 1301 Saturn Drive, Nashville, TN 37217

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **John R. Crawford**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Douglas Ray Smith, unmarried and Clell Lee Smith, unmarried.** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

Being Lot No. 159 on the Map of Stardust Acres, of record in Book 1424, Page 92, Register's Office for Davidson County, Tennessee as follows:

Beginning at a point in the south margin of Saturn Drive at the corner of Lot Nos. 158 and 159; thence with the line between said lots southerly 159.4 feet to the corner of said lots in the north line of Lot No. 161; thence with the line between Lot Nos. 159 and 161, westerly 135 feet to the south margin of Juniper Drive; thence with the margin of the same northeasterly 106.5 feet to the beginning of a curve; thence around said curve, easterly 34.6 feet tot the southerly margin of Saturn Drive; thence with the margin of the same easterly around a slight curve, 63.7 feet to the beginning.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a quit claim deed from J. Blake Freeman, Trustee, dated January 11, 2002, and recorded January 15, 2002, in the Register of Deeds for the City of Nashville, County of Davidson, as Document No. 20020115-0006225.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $70,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 20th day of April, 2007.

_____ {Seal}
John R. Crawford

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 20th day of April, 2007, before me the undersigned officer, personally appeared John R. Crawford, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

_____
Notary Public

My Commission expires: 1-23-2011

Grantees' Name, Address, Phone:
Douglas Ray Smith and Clell Lee Smith
1301 Saturn Drive
Nashville, TN 37217

SEND TAX STATEMENTS TO:
Douglas Ray Smith
Clell Lee Smith
SAME

Map and Parcel No. 120-5-47

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $70,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: _____

Subscribed and sworn to before me this 20 day of April, 2007

_____
Notary Public
My Commission expires: 1-23-2011