WARRANTY DEED

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2007

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jerry Steve Smith	Franklin American Mortgage Co.	Map 173
5028 W. Oak Highland Drive	501 Corporate Center, Suite 400	Group 04-0-A
Antioch, TN 37013	Franklin, TN 37067	Parcel 60.00-CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Charity F. Vanderhoof and Victor M. Vanderhoof, wife and husband

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Jerry Steve Smith, unmarried

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County. State of Tennessee, described as follows, to wit:

BEING Lot No. 60, on the Plan of Oak Highlands, Phase I, of record in Plat Book 6900, Page 432 to 435, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Charity F. Vanderhoof and husband, Victor M. Vanderhoof by deed from Timothy T. Rosser and wife, Denise F. Rosser, of record in Instrument 20050120-0007533, dated December 29, 2004, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 7350, Page 24; Book 7367, Page 587; Book 8765, Page 77; Instrument 200004280042354; Instrument 20020725-0089130; Book 7367, Page 615; and Book 8765, Page 90, said Register's Office.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 432 to 435, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5028 W. Oak Highland Drive, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 29th day of May, 2007.

Charity F. Vanderhoof

Victor M. Vanderhoof

Davidson County DEEDWARR
Recvd: 05/30/07 09:56 2 pgs
Fees:13.00 Taxes:555.00

20070530-0063898

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charity F. Vanderhoof and Victor M. Vanderhoof, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the
purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 29th day of May, 2007.

My Commission Expires: 1.22.10

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC