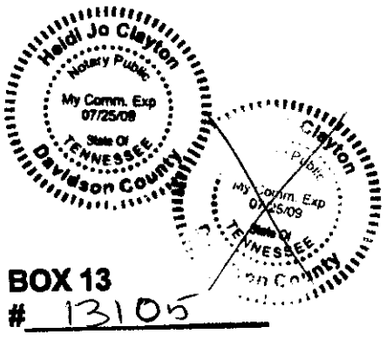
WARRANTY DEED



BOX 13
 # 13105

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of April, 2007

Heidi Jo Clayton
Notary Public:

MY COMMISSION EXPIRES: 72509
(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:
Michelle N. Smith	Regions Bank dba Regions Mtg.	Map 73
2423 Robbie Ct.	2050 Parkway Office Circle	Group 7
Nashville, TN 37214	Birmingham, AL 35244	Parcel 239

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

Benjamin D. O'Saile, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Michelle N. 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. 26-B, on the Plan of Zone Lot Division of Lots 22 thru 26, 38 & 39 (Sect. 4) and Lots 41 thru 43 (Section 3), Cabin Hill Subdivision, n/k/a Two Rivers Place, of record in Plat Book 6250, Page 523, amending Plat Book 5200, Page 795 (Sect. 4) and Plat Book 5200, Page 713, (Sect. 3), Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Benjamin D. O'Saile by deed from Norris D. Kemp, unmarried, of record in Instrument 20030613-0081811, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 6430, Page 509; Book 9412, Page 317; Book 6250, Page 523; Book 6430, Page 530, 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 6250, Page 523, amending Plat Book 5200, Page 795 (Sect. 4) and Plat Book 5200, Page 713, (Sect. 3), 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 2423 Robbie Ct., Nashville, TN 37214

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 my hand this 3rd day of April, 2007.

Benjamin D. O'Saile

Davidson County DEEDWARR
Recvd: 05/30/07 13:40 2 pgs
Fees:13.00 Taxes:321.90

20070530-0064159

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 Benjamin D. O'Saile, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of April, 2007.

My Commission Expires: ~~3/31/11~~ 3/7/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.