Return To:
Infinity Title, LLC
402 BNA Dr. #401
Nashville, TN 37217

Davidson County DEEDWARR
Recvd: 06/05/07 11:44 2 pgs
Fees:13.00 Taxes:451.40
20070605-0066937

This instrument prepared by: Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 31st day of May, 2007, by and between Roscar Robinson, and wife, Suzanne Robinson, party of the first part, and Chantelle S. Smith, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Edge-O-Lake Estates, Section 20-A, of record in Plat Book 5200, Page 183, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being all or part of the same property conveyed to Roscar Robinson, by virtue of that certain Warranty Deed dated March 12, 2002, at Instrument No. 20020318-0033287 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2006 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Roscar Robinson

Suzanne Robinson by Roscar Robinson
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Roscar Robinson, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that (he)/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of May, 2007.

Notary Public

My Commission Expires: 9-19-09

MEMORIE K. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires September 19, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appreared before me a Notary Public in and for said State and County, duly commissioned and qualified, Roscar Robinson, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof to be the person who executed the foregoing instrument in behalf of Suzanne Robinson, acknowledged that such person executed the same as the free act and deed of Suzanne Robinson.

WITNESS my hand and official seal at office this 31st day of May, 2007

Memorie K. White
Notary Public

My Commission Expires: 9-19-09

MEMORIE K. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires September 19, 2009

Property Owner & Address: Chantelle S. Smith

3033 Goodwin Drive
Nashville, TN 37013

Tax Parcel No 136-13-0 119.00

Property Address: 3033 Goodwin Drive
Nashville, TN 37217

MAIL TAX
BILLS TO: AMERICAN HOME MORTGAGE SERVICES
PO BOX 660029
DALLAS TX 75266-0029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $122,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 31st day of May, 2007.

Notary Public

My Commission Expires: 12/21/09

TRACY A. HOBBY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY