Davidson County DEEDWARR
Recvd: 06/07/07 13:57 3 pgs
Fees:18.00 Taxes:403.30
20070607-0068463

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 1st day of June, 2007.

Notary Public

My Commission Expires: 11/8/08

THOMAS SIDWELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Return to
ALL-STAR TITLE
120 DONELSON PIKE
SUITE 201
NASHVILLE, TN 37214
PH 615 883 5883
FAX 615 883 7543

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
J.D. Smith and wife, Barbara J. Smith

123 Beech Forge Drive
Antioch, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

163110B06400CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Roland John Gardner, Jr., married, Ronda Sue Landers, unmarried, Jonda Lou Valentine, unmarried hereinafter referred to as Grantors, hereby transfers and conveys to J.D. Smith and wife, Barbara J. Smith, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Unit No. 64 on the Plan of 2nd Revision Section Four Bell Forge Village, as shown on plat of record in Plat Book 6250, page 201, Register's Office for Davidson County, to which reference is made for a more complete description.

Being the same property conveyed to Roland John Gardner, Jr., married, Ronda Sue Landers, unmarried, Jonda Lou Valentine, unmarried, by Quitclaim Deed from Joleane Gardner, unmarried, of record in Instrument No. 20020404-0040821 and re-recorded in Instrument No. 20020513-0058245, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 6250 and Page 201, Register's Office of said County.

Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Instrument No. 200612290160925 Book 6040 and Page 538; Book 6306 and Page 644; Book 6350 and Page 858; Book 7224 and Page 209

Easement(s) as shown of record in Book 7026 and Page 922; Book 7224 and Page 195; Book 7224 and Page 246, Register's Office for DAVIDSON County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 123 Beech Forge 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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 1st day of June, 2007.

Said property is not the principal or marital residence for said Grantors

Jonda Lou Valentine

Roland John Gardner, Jr.

Ronda Sue Landers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Roland John Gardner, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of June, 2007.

K. THOMAS SIDWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN. My Commission Expires NOV. 8, 2008

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Ronda Sue Landers, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of June, 2007.

Notary Public

My Commission Expires: _____

K. THOMAS SIDWELL STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires NOV. 8, 2008

270501522

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jonda Lou Valentine, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of June, 2007.

Notary Public

My Commission Expires: _____

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

270501522