WARRANTY DEED

File Number: 70196

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st DAY OF June, 2007.

Notary Public

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

SANDRA GOLDEN-WOODS Notary Public At Large DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 1004 Hickory Hill Lane, Suite 9 Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danetria L. Carter	Sun Trust Mortgage, Inc	
(NAME)	(NAME)	
2124 Ransom Place	201 4th Ave N. 7th floor	135-14-O-B-62
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Reginald Smith and Maria Smith, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Danetria L. Carter, 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:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Ransom Place, Section Two, Phase two, of record in Book 7900, page 526, Register's Office for Davidson County, Tennessee, to which plan of reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Reginald K Smith, and wife, Maria L Smith, by deed from Ransom Place Homes, Inc., dated June 28, 1994, and recorded July 1, 1994 in Book 9395, Page 262, of said Register's Office for Davidson County, Tennessee.

Subject to restrictions of Record in Book 7867, Page 81, in Book 8070, page 555, in Book 8550, page 764, in Book 10421, page 358, in Book 7855, page 868, in Book 8424, page 414, in Book 8707, page 86, in Book 7947, page 436, in Book 8505, page 235, and in Book 8846, page 184, Register's Office of said County.

Subject to all matters of record in Plat Book 7900, Page 526, Register's Office for Davidson County, Tennessee, which have not been violated to date, and violation shall not cause reversion of title.

Subject to Quitclaim Deed to HOA OF RECORD IN instrument No. 200105300055831, Register's Office of said County.

Subject to PUD Boundary Plat of record in Book 6900, page 581, Register's Office of said County.

Subject to Charter HOA of record in Book 7877, page 973, and amended in Book 8170, page 947 and in Book 8550, page 766, Register's Office of said County.

Subject to Storm Water Detention of record in Book 8879, page 270, Register's Office of said County.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

This is improved X unimproved property, known as 2124 Ransom Place, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Davidson County DEEDWARR
Recvd: 06/13/07 10:23 2 pgs
Fees:13.00 Taxes:580.90
20070613-0070762

Reginald Smith

Maria Smith

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 Reginald Smith and Maria Smith, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that 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: 11-2-10