This Instrument Was Prepared By:
Mooreland Title Company, LLC
Hugh Entrekin, Atty
7123 Crossroads Boulevard, Suite A
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $124,900.00.

Affiant

Subscribed and sworn to before me, this 15th day of June, 2007.

Notary Public

My Commission Expires: 1/12/09

CONNIE S. MADDEN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 06/18/07 14:57 2 pgs
Fees:13.00 Taxes:462.13
20070618-0072768

Address New Owner:
Kristin Ann Cox
438 Flintlock Court
Nashville, TN 37217

Send Tax Bill To:
First Tennessee Home Loans
4000 Horizon Way
Irving, TX 75063

Map & Parcel:
135 16 B 19.00CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Randall B. Smith and wife, Sonya R. Smith,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Kristin Ann Cox,** hereinafter called the Grantee, her heirs and assigns, a certain parcel of land in Davidson, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 19 on the Plan of Woodridge at Nashboro Village, Tract 11, of record in Instrument No. 200211200142949, amending Plat Book 4660, Page 157, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Randall B. Smith and Sonya R. Smith, husband and wife, by deed from Beazer Homes Corporation d/b/a Phillips Builders, of record in Instrument No. 20031016-0153547, Register's Office for Davidson County, Tennessee.

This conveyance in made subject but not limited to the following:

1. Subject to all matters on plan of record in Instrument No. 20021120-0142949, amending Plat Book 4460, Page 157, Register's Office for Davidson County, Tennessee.
2. Easement to Nashville Electric Service of record in Book 4821, Page 111, said Register's Office.
3. Overhead Line Easement to Nashville Electric Service of record in Book 4821, Page 105, said Register's Office.
4. Storm Water Detention Agreement of record in Instrument No. 20020820-0100403, said Register's Office.
5. Charter for HOA of record in Instrument No. 20021106-0136458, said Register's Office.
6. Quitclaim Deed for Common Area to HOA of record in Instrument No. 20021120-0144369, said Register's Office.
7. Golf Cart Easement of record in Book 10110, Page 857, said Register's Office.
8. Sanitary Sewer Easement of record in Book 4860, Page 75, said Register's Office.
9. Design Standards of record in Instrument No. 20020507-0056331, said Register's Office.
10. All assessments and taxes due in 2007 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 438 Flintlock Court, Nashville, TN 37217.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 15th day of June, 2007.

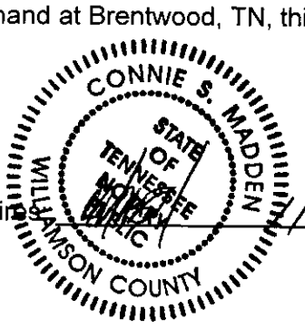
Randall B. Smith

Sonya R. Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Randall B. Smith and wife, Sonya R. Smith,** the within named bargainor, 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 at Brentwood, TN, this 15th day of June, 2007.



Notary Public

My Commission Expires: 4/12/09