THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 07060170**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $610,000.00. Affiant Subscribed and sworn to before me, this 18th day of June, 2007. Notary Public My Commission Expires: 7-24-10

Davidson County DEEDWARR
Recvd: 06/22/07 12:09 2 pgs
Fees:13.00 Taxes:2257.00
20070622-0074798

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Anne Arney and Steven Gilpatrick 421 West Hillwood Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103-13-0-056.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Steven B. Smith and wife, Mary M. Smith** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Anne Arney and Steven Gilpatrick**, wife and husband ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 44, SECTION FIVE, HILLWOOD ESTATES, as shown on plat of record in Plat Book 2133, Page 5, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Steven B. Smith and wife, Mary M. Smith by Warranty Deed from Joseph G. Cummings, III and wife, Mary Britton Cummings, recorded on the 2nd day of June, 2004 in Instrument No. 20040602-0064539, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 421 West Hillwood Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of June, 2007.

Steven B. Smith

Mary M. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Steven B. Smith and Mary M. Smith, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of June, 2007.

Notary Public

My Commission Expires: 11/22/10

