WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/05/07 14:49 2 pgs
Fees:13.00 Taxes:503.20
20070705-0080233

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$136,000.00.**

Affiant

Subscribed and sworn to before me this 3 day of July, 2007.

Notary Public
My Commission expires: 8/10/10
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Karllotta P. Smith	Countrywide Home Loans, Inc. dba America's Wholesale Lender	148-12-0-192.00
4620 Artelia Drive	750 Old Hickory Boulevard, Suite 180	
Antioch, TN 37013	Brentwood, TN 37027	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Beverly Ann Lewis**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Karllotta P. Smith, an unmarried woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 167 on the plan of Hazelwood, Section 12, of record in Book 4300, page 143, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Bobby Lewis and wife, Beverly Butler Lewis, by deed from Donald L. Ray and wife, Rachel C. Ray, on November 28, 1989, of record in Book 8000, page 515, Register's Office for Davidson County, Tennessee. And further conveyed to Beverly Ann Lewis by Quitclaim Deed from Bobby Lewis on August 8, 1997 of record in Book 11052, page 230, said Register's Office.

The property is subject to the following:

- Taxes and assessments for the year 2007 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 148-12-0-192.00.
- Subject to all matters as shown on the Plan of record in Book 4300, page 143, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3957, page 552; and Book 4021, page 225; and Book 4086, page 27; and Book 4087, page 379; and Book 4177, page 805; and Book 4237, page 761; and Book 4282, page 728; and Book 4381, page 133; and Book 4418, page 729; and Book 4562, page 138; and Book 4657, page 258; and Book 4750, page 91; and Book 4794, page 182; and Book 4951, page 722; and Book 5137, page 701; and Book 5305, page 834; and Book 5536,page 641; and Book 5752, page 212; and Book 6276, page 884, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4620 Artelia Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this July 3, 2007.

Beverly Ann Lewis
Beverly Ann Lewis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Beverly Ann Lewis** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 3, 2007

My commission expires 8/10/10

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY