WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF June, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

G-FSBO-07-201

Davidson County DEEDWARR
Recvd: 07/06/07 12:52 2 pgs
Fees:13.00 Taxes:514.30

20070706-0080801

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth L. Smith II	Regions Bank dba Regions Mortg	
201 Wynbrook Court (ADDRESS)	(NAME) 2050 Parkway Office Circle RCN-6 (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Birmingham, AL 35244 (CITY) (STATE) (ZIP)	142-7-D-201.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SARAH JANE BROWN,UNMARRIED AND PAMELA HEARD, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KENNETH L. SMITH II AND DONNA M. WEBB, ~~HUSBAND AND WIFE~~, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 201, WYNBROOK Condominiums, as established under Master Deed of record in Book 7285, Page 920, amended in Book 7507, Page 271, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed by Quitclaim Deed from Sarah Jane Brown, unmarried to Sarah Jane Brown, unmarried and Pamela Heard, unmarried as joint tenants with the right of survivorship as recorded on the 14th day of March, 2003 in Instrument No. 20030314-0034334 and Warranty Deed from Harold Thomas Carter, Jr., a single person to Raymond L. Brown and wife, Sarah Jane Brown as recorded on the 4th day of December, 2000 in Instrument No. 20001204-0118964, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 7285, page 920; Book 7507, page 271, Register's Office.

unimproved ( )
This is improved (X) property, known as 201 Wynbrook Court, Nashville, Tennessee 37221
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 29th day of June, 2007.

Sarah Jane Brown

Pamela Heard

STATE OF Tennessee
COUNTY OF Davidson

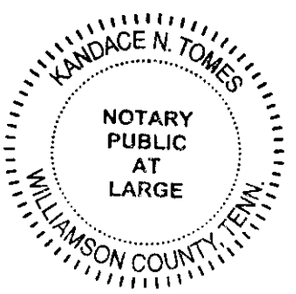
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sarah Jane Brown and Pamela Heard, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of June, 2007.

Notary Public

My Commission Expires: 03/12/11

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903