WARRANTY DEED

P-07-0405

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,500.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF July, 2007.

Notary Public

MY COMMISSION EXPIRES: 2-24-08

(AFFIX SEAL)

CONNIE HOOPER NOTARY PUBLIC STATE OF TENNESSEE MURFREESBORO COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS. (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary W. Bohanan	Countrywide Home Loans	
405 Gregg Court	(NAME) P.O. Box 10423	149-04-0-264.00
(ADDRESS) Nashville, Tennessee 37217	(ADDRESS) Van Nuys, CA 91410	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JERRY SMITH AND PEGGY SMITH, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MARY W. BOHANAN, hereinafter called the Grantees, 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 Lot No. 2-B on the Plan of Edge-O-Lake, Section 21, Zone Lot Division, Lots Nos. 1-7, of record in Plat Book 6200, Page 156, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert H. Braswell, by deed from Wanda Williams, unmarried, of record in Book 8453, Page 375, Register's Office for Davidson County, Tennessee, dated June 14, 1991, and recorded September 30, 1991.

Further conveyed to Jerry D. Smith and wife, Peggy L. Smith by Warranty Deed from Robert H. Braswell, of record in Instrument No. 20060407-0040346, Register's Office for Davidson County, Tennessee, dated March 30, 2006, and recorded April 7, 2006.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 405 Gregg Court, Nashville, Tennessee 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDWARR
Recvd: 07/13/07 15:05 2 pgs
Fees:13.00 Taxes:345.95

20070713-0083893

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.

Witness my/our hand(s) this 6th day of July, 2007.

Jerry Smith by Sherry Breshears Buchanan attorney in fact
Jerry Smith

Peggy Smith by Sherry Breshears Buchanan attorney in fact
Peggy Smith

STATE OF Tennessee

COUNTY OF ~~Davidson~~ Williamson

On this the 6th day of July, 2007, before me personally appeared Sherry Breshears to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jerry and Peggy Smith, and acknowledged that she executed the same as their free act and deed by virtue of that Power of Attorney recorded simultaneously herewith in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 6th day of July, 2007.

Connie Hooper
Notary Public

My Commission Expires: 2-24-09

CONNIE HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800