BOX 10-B	STATE OF TENNESSEE COUNTY OF **DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$236,900.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th DAY OF **JULY, 2007.** Notary Public MY COMMISSION EXPIRES: **SEPTEMBER 22, 2007** (AFFIX SEAL)

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 07/23/07 15:30 2 pgs
Fees:13.00 Taxes:876.53
20070723-0087409

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KEITH A. SMITH	**SAME**	**098-05-0B-042.00 CO**
(NAME) **105 MUELLER COURT**	(NAME)	
(ADDRESS) **HERMITAGE, TN 37076**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, ANGELA R. HAMLIN AND HUSBAND, AUSTIN B. CARROLL,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEITH A. SMITH, UNMARRIED,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 42, of Final Plat of Baypointe Subdivisino , Phase II, of record in Instrument No. 20010608-0060679, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Angela R. Hamlin, unmarried, by deed dated July 31, 2002 from Landmark Homes of Tennessee, Inc., of record in Instrument No. 20020802-0092770, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the Plan of record in Instrument No. 20010608-0060679, said Register's Office; Restrictive Covenants for Baypointe of record in Instrument Nos. 20000510-0047337, 20000720-0071748 and 20010621-0065743, said Register's Office; Restrictions of record in Book 3811, page 637, Book 3827, page 822 and Book 4075, page 628, said Register's Office; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record Book 10316, page 619, said Register's Office; Transmission Line Easement of record Book 1255, page 347 and Book 1280, page 445, said Register's Office.

This conveyance is subject to any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **105 MUELLER COURT, HERMITAGE, TN 37076**
(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 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 our hands this 19 DAY OF **JULY, 2007**.

ANGELA R. HAMLIN

AUSTIN B. CARROLL

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Angela R. Hamlin and Austin B. Carroll**, the bargainor(s), 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 and official seal at **Nashville,** Tennessee this 19th DAY OF **JULY, 2007**.

Commission expires: **SEPTEMBER 22, 2007**

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public