WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/01/07 15:18 3 pgs
Fees:18.00 Taxes:264.55
20070801-0091576

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$71,500.00.**

Affiant

Subscribed and sworn to before me this 27th day of July, 2007.

Notary Public
My Commission expires: 4/15/10
(Affix Seal)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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:
Donnie Smotherman	SunTrust Mortgage, Inc.	039-00-0-272.00
6968 Old Hickory Boulevard	201 4th Avenue North, 6th Floor	
Whites Creek, TN 37189	Nashville, TN 37219	

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, **Betty Huffine and husband, Kenneth Huffine,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Donnie Smotherman, an unmarried person**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being "Lot" as shown on the plan of Jerry L. Elmore Lot, of record in Book 8250, page 422, 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 Betty Huffine and husband, Kenneth Huffine, by deed from Billy E. Hollis, an unmarried man, on June 19, 2006, of record in Instrument Number 20060621-0074276, Register's Office for Davidson County, Tennessee.

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 039-00-0-272.00.
- Subject to all matters as shown on the Plan of record in Book 8250, page 422, Register's Office Davidson County, Tennessee.
- Easement of record in Book 9603, page 313, Register's Office for Davidson County, Tennessee.

This is improved property known as: **6968 Old Hickory Boulevard, Whites Creek, TN 37189**

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 27, 2007.

Ken Huffine
Kenneth

Betty Huffine

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Betty Huffine and Kenneth Huffine** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 27, 2007

My commission expires 8/1/10

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Hal E. Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Daphne M. Davis, a notary public for this county and state, Hal E. Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Daphne M. Davis
Notary's Signature

My commission expires: 11-14-09

DAPHNE M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)