Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Return To:
Anchor Title, LLC
124 12th Avenue South
Suite 600
Nashville, TN 37203

39-B
File #07-1261

Davidson County DEEDWARR
Recvd: 08/17/07 09:31 2 pgs
Fees:13.00 Taxes:573.13
20070817-0098405

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Melvin Smith and wife, Jackie Smith, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Oshena Batey, an unmarried woman, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, Being Lot No. 77 on the Plan of Brook View Estates, Section 1, as of record in Book 4460, Page 103, 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 Melvin Smith and wife Jackie Smith by deed from Jerry T. Ryan and wife Kathleen H. Ryan dated June 30, 2004 of record in Book 1104 page 956, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 517 Janice Drive, Antioch TN, 37013.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 13th day of August, 2007

Melvin Smith

Jackie Smith

State of Tennessee)
County of Davidson)

On this 13th day of August, 2007, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Melvin Smith and Jackie Smith, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/22/10

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 154,900.00.

Affiant

Sworn and subscribed before me on this the 13th day of August, 2007.

Notary Public

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/22/10

NEW OWNER:
Oshena Batey
517 Janice Drive
Antioch, TN 37013

RESPONSIBLE FOR TAX PAYMENT
SAME

TAX MAP-PARCEL #:
162 10 0 077.00