Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
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Davidson County DEEDWARR
Recvd: 08/23/07 12:10 2 pgs
Fees:13.00 Taxes:702.63

20070823-0100876

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $189,900.00 .

Sharon D. Lucas
Affiant

Subscribed and sworn to before me this 22nd day of August, 2007.

Lauren M Rickels
Notary Public
My Commission Expires ~~01/26/08~~ 1-20-2009

Lauren M Rickels STATE OF TN NOTARY PUBLIC Williamson County

07-1297

Address of New Owner:	Send Tax Bills to:	Tax Information:
Kedric L. Smith	SunTrust Mortgage	102-4-A
404 Mercomatic Drive, #102	PO Box 57038	102.00CO
Nashville, TN 37209	Irvine, CA 92619	

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, we **Robert D. French DBA R.D French Company**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kedric L. Smith and wife, Velmalia Matthews-Smith**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee being Unit No. 102 on the plan of Hillwood Place Townhomes as an Exhibit to the Master Deed, of record in Instrument No. 20040130-0011736, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a part of the same property conveyed to Robert D. French dba R.D. French Co. by deed from T.C. Summers, Inc., dated March 18, 2004, of record in Instrument No. 20040329-0034744, said Register's Office for Davidson County, Tennessee.

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

Barbara French, wife of Robert D. French, joins in the execution of this instrument to convey any interest, marital or otherwise, that she may have in subject property.

This is improved property located at **404 Mercomatic Drive, #102, Nashville, TN 37209.**

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

Witness our hands this 22nd day of August, 2007.

Robert D. French dba R.D. French Company

Barbara French

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 **Robert D. French DBA R.D French Company**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 22nd day of August, 2007.

NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires: 01/26/08

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 Robert D. French, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Barbara French and that he is authorized by Barbara French to execute this instrument on her behalf.

Witness my hand and seal at Franklin, Tennessee, this 22nd day of August, 2007.

Notary Public at Large

My Commission Expires: 1/26/08

NOTARY PUBLIC AT LARGE

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds