Please Return To:
Realty Title & Escrow Company, Inc.
808 North Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Daniel W. Smith
Lacey E. Smith
4039 Farmingham Woods Drive
Hermitage, TN 37076

Davidson County DEEDWARR
Recvd: 10/03/07 10:22 2 pgs
Fees:13.00 Taxes:554.63
20071003-0117819

SEND TAX BILL TO:
Franklin American Mtg Co.
501 Corporate Centre Dr. #480
Franklin TN 37067

MAP & PARCEL NOS.:
87-5-A 150.00

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **David Randall Kennington and Rhonda Korree Kennington, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Daniel W. Smith and Lacey E. Smith, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Farmingham Woods, Phase IV, of record in Book 7900, Page 555, Register's Office for said County, to which said plat reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to David Randall Kennington and wife, Rhonda Korree Kennington, by Warranty Deed dated June 18, 1999, from Cheri K. Whaley, unmarried, of record in Book 11537, Page 412, Register's Office for Davidson County, Tennessee.

This is property with a common address of 4039 Farmingham Woods Drive, Hermitage, TN 37076.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being paid by the Grantors; 2) The Plan of Record in Book 7900, Page 555, said Register's office and all matters therein; 3) All matters in a PUD Boundary Plat of record in Book 7900, Page 173, said Register's Office; 4) Declaration of Covenants, Conditions, and Restrictions of record in Book 8238, Page 176; Book 8351, Page 533; Book 8447, Page 635; and Book 9006, Page 414, said Register's Office; 5) Charter of record in Book 8245, Page 768, said Register's Office; 6) Storm Water Detention Agreement of record in Book 8199, Page 852, said Register's Office; 6) Right of Way Easement of record in Book 5109, Page 445, said Register's Office.

RLK
CRLK

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

The actual consideration or value, whichever is greater for this transfer is $149,900.00.

Affiant

Subscribed and sworn before me this 28th day of September, 2007.

My Commission Expires: 2-24-08

Notary Public

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **28th** day of **September, 2007**.

David Randall Kennington

Rhonda Korree Kennington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **David Randall Kennington and Rhonda Korree Kennington, husband and wife** , with whom I am personally acquainted, or who 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 office this **28th** day of **September, 2007**.

Notary Public
My Commission Expires: 11-14-2009

File No. 0709-150

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires NOV. 14, 2009