Davidson County DEEDWARR
Recvd: 01/23/08 12:34 2 pg:
Fees:13.00 Taxes:462.50
20080123-0007088

This Instrument Prepared By:
Greenway Title, Inc.
425 West College Street
Murfreesboro, Tennessee 37130

Return To:
ADDRESS NEW OWNER:
George Smiley and Ajbet Smiley
1034 Mulberry Way
Nashville, Tennessee 37207

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
First Community Mortgage
1610 South Church Street
Murfreesboro, TN 37130

MAP **050-03 O**
GROUP **B**
PARCEL **038.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jetonne P. Champion, an unmarried person,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **George Smiley and wife, Ajbet Smiley**, 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:

Being all of Lot No. 38, Final Plat Mulberry Downs, Phase I, as shown on plat of record in Book 7900, Page 84, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jetonne P. Champion, by Quit Claim Deed of record in Instrument Number 20080123-0007087, said Register's Office.

Book 7900, page 84, of the said Register's Office discloses minimum building setback lines, easements, and restrictions, applicable to subject property.

The captioned property is subject to restrictive covenants of record in Book 8053, page 316, of the said Register's Office. See also, Homeowner's Association Charter of record in Book 8164, Page 37; and Quit Claim Deed to the Homeowner's Association for the common areas of record in Book 8175, Page137, said Register's office.

This is improved property known as 1025 Mulberry Way, Nashville, Tennessee 37207.

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, GRANTOR does covenant with the said "GRANTEES" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and 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 my hand this the 18TH day of JANUARY, 2008.

Jetonne P. Champion

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jetonne P. Champion**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 18TH day of JANUARY, 2008.

LARRY K. TOLBERT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires:

MAY 18 2008

STATE OF TENNESSEE
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is $125,000.00.

AFFIANT

Subscribed and sworn to before me on this 18TH day of JANUARY, 2008.

LARRY K. TOLBERT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires:

MAY 18 2008