WARRANTY DEED

B-REMAX-08-236

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF January, 2008.

Notary Public

MY COMMISSION EXPIRES: 5/22/10
(AFFIX SEAL)

LAURA WELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires MAY 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ann C. Smith	Countrywide Bank, FSB	
236 Westfield Drive (ADDRESS)	801 Cresent Center Dr., # 510 (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	128-13A-236.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARY KATHERINE PICKARD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANN C. SMITH, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 236, WESTFIELD CONDOMINIUMS, AS OF RECORD IN BOOK 6831, PAGE 982, 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 MARY KATHERINE PICKARD, UNMARRIED BY WARRANTY DEED FROM GEORGE GIANIKAS, TRUSTEE, RECORDED ON THE 10TH DAY OF SEPTEMBER, 1986 IN BOOK 6975, PAGE 458, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 6250, PAGE 590; BOOK 6250, PAGE 748; BOOK 6831, PAGE 982; BOOK 6746, PAGE 677; BOOK 6678, PAGE 771; BOOK 6736, PAGE 110; BOOK 6801, PAGE 962; BOOK 6831, PAGE 982; BOOK 7271, PAGE 256; BOOK 4851, PAGE 918; BOOK 6551, PAGE 981; BOOK 6551, PAGE 988, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

SAID GRANTOR, MARY KATHERINE PICKARD, IS NOW MARRIED. HER HUSBAND, RICHARD WRIGHT HOBBS, HEREBY JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL OF HIS MARITAL RIGHTS IN AND TO SAID PROPERTY.

unimproved ( )
This is improved (X) property, known as 236 Westfield Drive, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 01/25/08 12:23 2 pgs
Fees:13.00 Taxes:451.40

20080125-0008092

Witness my/our hand(s) this 14th day of January, 2008.

Mary Katherine Pickard

Mary Katherine Pickard

Richard Wright Hobbs

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY KATHERINE PICKARD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of January, 2008.

Notary Public

My Commission Expires:

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 22, 2010

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD WRIGHT HOBBS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~14th~~ 12th day of January, 2008.

Notary Public

My Commission Expires:

(SEAL)

DAVID FAUSTINO SANDOVAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903