This space for Register's Office:

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
565 Willow Hill Circle
Murfreesboro, TN 37127

Davidson County DEEDWARR
Recvd: 03/05/08 08:11 3 pgs
Fees:18.00 Taxes:457.32
20080305-0021829

ADDRESS NEW OWNER:
Justin Crockett & wife
1048 Mulberry Way
Nashville, TN 37207

SEND TAX BILLS TO:
GMAC Mortgage, LLC
1100 Virginia Drive
Fort Washington, PA 19034

Map & Parcel # 50.03-0B-25.00 CO

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **James R. Smith, Jr. and wife, Keshia Box Smith** hereinafter called the **Grantors**, do hereby convey unto **Justin L. Crockett and wife Tryphena A. Crockett ,** hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Mulberry Downs, Phase IA, a Planned Unit Development of record in Book 6900, Page 940, as amended of record in Book 7900, Page 84-88, register's office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description of said lot.

Being the same property conveyed to James R. Smith, Jr., unmarried on November 20, 1996 by Warranty Deed of record in Book 10270, Page 149, Register's Office for said County. Keshia Box Smith joins in the conveyance to transfer any and all marital rights she may have in the subject property.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances and health department regulations that may affect the premises.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantees 2) All restrictions of record 3) All easements of record 4) All visible easements 5) All matters appearing on the lat of record; 6)All applicable government and zoning regulations; 7) If the property is supplementally assessed due to any improvements or changes in tax base, Grantee shall be responsible for any additional taxes due. 8) Grantor shall be responsible for any rollback taxes.

This is improved property known as: 1048 Mulberry Way, Nashville, TN 37207.

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

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.

GRANTORS COVENANT with the said Grantee that Grantor 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.

GRANTORS FURTHER CONVENANT 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.

And We do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 31st day of January, 2008.

James R. Smith, Jr.

Keshia Box Smith

State of Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared James R. Smith, Jr. and Keshia Box Smith known to me to be the persons whose name are subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 27th day of February, 2008.

Notary Public in and for the
State of Tennessee

KIMBERLY R. HARGROVE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 6-22-08

STATE OF Tennessee
COUNTY OF Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $123,600.00

Affiant

Sworn and subscribed before me on 2/27/2008.

Notary Public

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires:

My Commission
Expires March 22, 2008

I, Janel McAlister, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Janel McAlister

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Maxine J Rucker, a notary public for this county and state, Janel McAlister who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J Rucker

Notary's Signature

MY COMMISSION EXPIRES: My Commission Expires March 22, 2008

Notary's Seal (If on paper)

