Davidson County DEEDWARR
Recvd: 04/08/08 14:21 2 pgs
Fees:13.00 Taxes:865.80

20080408-0035595

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF March, 2008.

Notary Public

MY COMMISSION EXPIRES: 11/22/09

(AFFIX SEAL)

ADAM LAFEVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

B-GB-08-105

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
William B. Ray	WR Starkey Mortgage, LLP	
105 Mueller Court (ADDRESS)	5055 W. Park Blvd. Ste 300 (NAME)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Plano, TX 75093 (ADDRESS) (CITY) (STATE) (ZIP)	98-5-B-42.00 CO

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 KEITH A. SMITH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM B. RAY A SINGLE MAN, 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 LOT 42, BAYPOINTE SUBDIVISION, PHASE II, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20010608-0060679, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO KEITH A. SMITH, UNMARRIED BY WARRANTY DEED FROM ANGELA R. HAMLIN AND HUSBAND, AUSTIN B. CARROLL, RECORDED ON THE 23RD DAY OF JULY, 2007 IN INSTRUMENT NO. 20070723-0087409, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO ANGELA R. HAMLIN FROM LANDMARK HOMES OF TENNESSEE, INC. BY DEED EXECUTED ON JULY 31, 2002 AND RECORDED IN INSTRUMENT NO. 20020802-0092770, REGISTER'S OFFICE FOR 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 3811, PAGE 637, BOOK 3827, PAGE 822, BOOK 3827, PAGE 830, BOOK 4075, PAGE 628, BOOK 10316, PAGE 619, BOOK 1255, PAGE 347, BOOK 1280, PAGE 445; AS INSTRUMENT20010608-0060679, INSTRUMENT 200005100047337, INSTRUMENT 200106210065743, INSTRUMENT 200007200071748, INSTRUMENT 200005100047337, INSTRUMENT 200106210065743, INSTRUMENT 200208050093528, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 105 Mueller Court, Hermitage, Tennessee 37076
(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.

Witness my/our hand(s) this 28th day of March, 2008.

Keith A. Smith

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Keith A. Smith, 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 28th day of March, 2008.

Notary Public

My Commission Expires: 1/22/08

(SEAL) PAM LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

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