Davidson County DEEDWARR
Recvd: 04/17/08 10:52 2 pg:
Fees:13.00 Taxes:253.45

20080417-0038952

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of April, 2008

Notary Public:

MY COMMISSION EXPIRES: 3/7/11
(AFFIX SEAL)

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Gilbert L. Smith	NEW OWNER	Parcel ID:
3332 Elm Hill Pike		09616017100
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Dorothy M. Smith, a married person

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Gilbert L. Smith, married

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 Lot No. 264-B, Zone Lot Division of Lots 260, 261, 262, 263, 264, 265, and 267, Larchwood Subdivision, Section 3, of record in Plat Book 6250, Page 40, amending Plat Book 5200, Page 540, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Dorothy M. Smith, a married person, by Special Warranty Deed from HSBC Bank USA, National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset Backed Certificates, Series 2005-5, of record in Instrument 20080401-0032685, said Register's Office.

This conveyance is subject to Restrictions of record in Book 6076, Page 69; Book 6122, Page 482; Book 6250, Page 40, said Register's Office.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 40, amending Plat Book 5200, Page 540, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 776 Fitzpatrick Road, Nashville, TN 37214

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 we do covenant with the said GRANTEES 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 GRANTEES, 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 16th day of April, 2008.

Dorothy M. Smith
Dorothy M. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 16th day of April, 2008.

My Commission Expires: 3/7/11

Notary Public

