Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 100
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $154,250.00

N. Joseph Romain Jr.
Affiant

Subscribed and sworn to before me, this 23rd day of April 2008.

Notary Public
My commission expires: 3/29/11

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 04/24/08 16:08 3 pgs
Fees:18.00 Taxes:570.73
20080424-0042118

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
N. Joseph Romain Jr. 2536 Johnson Ridge Rd. Antioch TN 37013	Same	149-06-0-138.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Bradley E. Smith and wife Gretchen B. Smith hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to N. Joseph Romain Jr. and wife Gloria D. Romain hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot# 38 on the Plan of Oakwood Subdivision, Section One, Phase Six, of record in Book 7900, page 419, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby mad for a more complete description thereof.

Being the same property conveyed Bradley E. Smith and wife Gretchen B. Smith, by deed dated 10/27/1999, from David Patrick Johnson and wife, Mandee Robertson Johnson, of record in Book 11723, page 316, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2008 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of record in Book 7900, page 419 and in Book 8705, page 870. 3) Restrictive covenants of record in Book 7981, page 478, Book 8038, page 838, Book 8313, page 17, Book 9781, page 987, Book 9781, page 991, and in Book 10650, page 785. 4) Charter for Oakwood Homeowners Association of record in Book 7981, page 474, Book 7954, page 508, and in Book 8013, page 624.

This property is improved property known as 2536 Johnson Ridge Rd., Antioch, Tennessee 37013

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. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 23rd day of April, 2008.

Bradley E. Smith

Gretchen B. Smith
by Bradley E. Smith Attorney in Fact
Gretchen B. Smith by Bradley E. Smith
her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee, this 23rd day of April, 2008.

Notary Public

My Commission expires: 3/29/11

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23rd day of April, 2008, before me personally appeared Bradley E. Smith to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Gretchen B. Smith acknowledged that such person executed the same as the free act and deed of Gretchen B. Smith.

Notary Public

My Commission expires 3/29/11

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 3/29/11.

