WARRANTY DEED

G-VRE-08-905

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $378,500.00

Matthew Williford
Affiant

Subscribed and sworn to before me, this 23rd DAY OF April, 2008.

Notary Public

MY COMMISSION EXPIRES: 9-23-10

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE MARY FRANCES RUDY DAVIDSON COUNTY TENNESSEE

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
Matthew Williford	CITYLIFE LENDING GROUP, LLC	
905 Clayton Avenue	(NAME) 8480 Stagecoach Circle	
(ADDRESS) Nashville, TN 37204	(ADDRESS) FREDERICK, MD 21701	118-5-183
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 DOUGLAS W. SMITH AND WIFE, BRIDGET W. SMITH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MATTHEW WILLIFORD AND WIFE, KATHRYN WILLIFORD, 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 NO. 56-B ON THE PLAN OF BATTLEFIELD ESTATES, SECTION NO. 1, AS OF RECORD IN BOOK 843, PAGE 96 AND 97, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SAID LOT NO. 56-B FRONTS 75.0 FEET ON THE SOUTHERLY SIDE OF EAST CLAYTON AVENUE AND RUNS BACK 230.1 FEET ON THE WESTERLY LINE AND 231.54 FEET ON THE EASTERLY LINE TO A DEAD LINE AND MEASURES 75.0 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM DOUGLAS WHIT SMITH TO DOUGLAS W. SMITH AND WIFE, BRIDGET W. SMITH, AS TENANTS BY THE ENTIRETIES AS RECORDED ON THE 30TH DAY OF MARCH, 2007 IN INSTRUMENT NO. 20070330-0037937 AND WARRANTY DEED FROM SHANNON SCHARBER AUSTIN, MARRIED AND THOMAS EDWARD AUSTIN TO DOUGLAS WHIT SMITH, UNMARRIED AS RECORDED ON THE 22ND DAY OF JUNE, 2004 IN INSTRUMENT NO. 20040622-0073989, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 843, PAGES 96 AND 97, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 905 Clayton Avenue, Nashville, Tennessee 37204
(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: 05/02/08 10:08 2 pgs
Fees:13.00 Taxes:1400.45

20080502-0044963

Witness my/our hand(s) this 23rd day of April, 2008.

Douglas W. Smith

Douglas W. Smith

Bridget W. Smith

Bridget W. Smith

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Douglas W. Smith and Bridget W. 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 22nd day of April, 2008.

Notary Public

My Commission Expires: 5/22/10

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

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