After Recording RETURN TO:
Closing & Title Services, Inc.
533 Rivergate Parkway
Goodlettsville, TN 37072-2027

Davidson County DEEDWARR
Recvd: 05/29/08 09:28 2 pgs
Fees:13.00 Taxes:488.40
20080529-0054529

Warranty Deed

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TE

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $132,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of May, 2008.

Notary Public

My commission expires: 12-21-2011

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Benjamin D. Gingerich	NewSouth Federal	Map: 75-9
309 Bonnahurst Drive	210 Automation Way	Parcel: 1
Hermitage, TN 37076	Birmingham AL 35210	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BETTY SMITH, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BENJAMIN D. GINGERICH, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 606 on the Plan of Section Six, Hermitage Hills, of record in Book 3300, page 10, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Betty Smith, married by deed from Alphonso Jackson, Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument No. 20070620-0073597, Register's Office for Davidson County, Tennessee, dated June 12, 2007.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 309 Bonnahurst Drive, Hermitage, TN 37076.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of May, 2008.

Betty Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 27th day of May, 2008.

Notary Public

My Commission Expires: November 22, 2010

Floyd W. Smith, spouse of Betty Smith, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Floyd W. Smith signed by Betty Smith,
His attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of May, 2008, before me personally appeared Betty Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Floyd W. Smith as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Floyd W. Smith.

Notary Public

My Commission Expires: November 22, 2010

Betty Smith executes this instrument as attorney-in-fact for Floyd W. Smith, pursuant to Power of Attorney of record in Instrument Number 20080529005452 8 Register's Office for Davidson County, Tennessee.