Davidson County DEEDWARR
Recvd: 06/06/08 10:06 2 pgs
Fees:13.00 Taxes:673.03

20080606-0058238

ANGIE L. LAWLESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$181,900.00.** Carmen Coats Affiant Subscribed and sworn to before me, this the 5th day of June, 2008. Notary Public My commission expires: 11-22-10 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Alan E. Roach	**SunTrust Mortgage, Inc.**	**Map 103-03, Parcel 276.00**
6955 Cambridge Avenue	**401 Commerce Street, Ste. 6100**	
Cincinnati, OH 45227	**Nashville, TN 37219**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

Dana Smith, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alan E. Roach and Katherine Craig aka Katie Craig, husband and wife,

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:

Land in Davidson County, TN, being Unit No. B as shown on the plan attached as Exhibit "C" to the Master Declaration of Covenants, Conditions and Restrictions for Nebraska Burns Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20080502-0044767, Register's Office for Davidson County, Tennessee, and being a part of Lot No. 1 as shown on the Plan of Nebraska Burns Subdivision, of record in Plat Book 8250, Page 233, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description.

Being part the same property conveyed to Dana Smith, a single person, by deed dated June 25, 2007, from Gary M. Abbagnaro, married, of record in Instrument No. 20070725-0088161, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2008 and subsequent years, easements, and restrictions of record if any.

This is improved (____) Unimproved (____) property, known as **4806 B Nebraska Avenue, Nashville, TN 37209**

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, his heirs and assigns, forever,; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 5th day of June, 2008.

Dana Smith

Dana Smith

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 **Dana Smith, unmarried,** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Brentwood, Tennessee on this **5th** day of **June, 2008.**

Robin S Edwards
Notary Public

My Commission Expires: 2/26/2011

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY