WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 299,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of June, 2008

Notary Public: ~~Patricia Nicholls~~

MY COMMISSION EXPIRES: ~~01/24/09~~ 9-22-08
(AFFIX SEAL)

MARY JANE HARDEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF GILES

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 7000 Executive Center Dr., Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Valerie M. Woodbury	Churchill Mortgage Corp	Parcel ID:
1 Todgers Court	761 Old Hickory Blvd, #400	172010A00600CO
Brentwood, TN 37027	Brentwood, TN 37027	

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

Robert W. Smartt, Jr. and wife, Joan D. Smartt

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

Valerie M. Woodbury and Jim T. Woodbury, wife and husband

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. 6 on the Plan of Copperfield Revised, as of record in Book 6900, Pages 555-559, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert W. Smartt, Jr. and wife, Joan D. Smartt, by deed from First Tennessee Bank National Association, as of record in Book 8146, Page 942, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 6779, Page 296; Book 6783, Page 973; Book 7071, Page 482; Book 7208, Page 889, Register's Office for said County.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and will be paid by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Pages 555-559, said Register's Office.

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 1 Todgers Court, Brentwood, TN 37027

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 our hands this 18th day of June, 2008.

Robert W. Smartt, Jr.

Joan D. Smartt

Davidson County DEEDWARR
Recvd: 06/20/08 09:46 2 pgs
Fees:13.00 Taxes:1109.63

20080620-0063552

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 Robert W. Smartt, Jr. and Joan D. Smartt, 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 at Nashville, Tennessee, this 18th day of June, 2008.

My Commission Expires: 1/24/2009

Notary Public

