Davidson County DEEDWARR
Recvd: 06/25/08 11:59 2 pg
Fees:13.00 Taxes:592.00

20080625-0065381

# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF June, 2008.

Notary Public

MY COMMISSION EXPIRES: 5/22/10
(AFFIX SEAL)

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

G-FAMC-08-2405

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 |
|---|---|---|
| Eric D. Smith | CTX Mortgage Company | |
| 2405 Ravine Drive | (NAME) 3100 McKinnon St., 11th Floor | |
| (ADDRESS) Nashville, TN 37217 | (ADDRESS) Dallas, TX 75201 | 135-16-A-29.00 CO |
| (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 MICHAEL N. RED SR., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ERIC D. SMITH, UNMARRIED, 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 45, NASHBORO VILLAGE, SUBDIVISION OF TRACTS 8, 9 AND 10, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGE 187, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM JUSTIN RED TO MICHAEL N. RED, SR. AS RECORDED ON THE 28TH DAY OF MAY, 2003 IN INSTRUMENT NO. 20030528-0072163 AND WARRANTY DEED FROM JOSEPH H. PAUGH AND WIFE, SHERRY L. PAUGH TO JUSTIN RED AND MICHAEL N. RED, SR. AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AS RECORDED ON THE 22ND DAY OF OCTOBER, 2001 IN INSTRUMENT NO. 20011022-0115023, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 5200, PAGE 187; BOOK 4827, PAGE 14, BOOK 5465, PAGE 561, BOOK 5588, PAGE 429, BOOK 7751, PAGE 907, BOOK 4828, PAGE 834,AND BOOK 5576, PAGE 419 AS SHOWN FOR, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN BOOK 4821, PAGE 111, BOOK 4588, PAGE 473 AND BOOK 3955, PAGE 180; AND/OR NOT STATED HEREIN.

unimproved ( )

This is improved ( X ) property, known as 2405 Ravine Drive, Nashville, Tennessee 37217
(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.

Witness my/our hand(s) this 12th day of June, 2008.

Michael N. Red Sr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael N. Red Sr., 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 12th day of June, 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