Realty Title
Box 48A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 08/01/08 15:48 2 pg:
Fees:13.00 Taxes:734.45

20080801-0079553

03-0805-35443

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $198,500.00

Affiant

Subscribed and sworn to before me, this 29th day of July, 2008.

Notary Public
My commission expires: ~~02/22/09~~ 7/24/2012

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY KAREN

Address of New Owner:	Send Tax Bills to:	Tax Information
Rachel C. Proctor-Lancaster	SunTrust Mortgage, Inc.	95-12-0-111
2629 Emery Drive	1026 17th Avenue South	
Nashville TN 37214	Nashville, TN 37212	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Gregory Smith and wife, Penny E. Smith, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Rachel C. Proctor-Lancaster and husband, John W. Lancaster, hereinafter called the Grantees, their successors 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. 7, on the Plan of Meadowview Acres, of record in Book 2133, Page 50, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael A. Laurer and wife, Penny E. Laurer by deed from Charles K. Davis, III and wife, Cynthia D. Davis dated 8/31/92, recorded 9/4/92, in Book 8722, Page 933, Register's Office for Davidson County, Tennessee. Michael A. Laurer conveyed his interest in subject property to Penny E. Laurer by Quitclaim Deed dated 9/1/93, recorded 9/8/93, of record in Book 9073, Page 870, said Register's Office. Penny E. Laurer conveyed subject property to Penny E. Laurer and Gregory Smith by Quitclaim Deed dated 11/20/98, recorded 1/14/99, of record in Book 11297, Page 679, said Register's Office. Gregory Smith and Penny E. Laurer, nka Penny E. Smith, conveyed subject property to Gregory Smith and Penny E. Smith by Quitclaim Deed dated 3/12/02, recorded 5/28/02, of record in Instrument No. 20020528-0064174, and re-recorded in Instrument No. 20020607-0069296, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2629 Emery Drive, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 29th day of July, 2008.

Gregory Smith

Penny E. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gregory Smith and Penny E. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 29th day of July, 2008.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

