THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 08070555**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $340,000.00. Susan E Ewing Affiant Subscribed and sworn to before me, this 15th day of August, 2008. Notary Public My Commission Expires: 11/22/10

WILLIAM T. CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 08/18/08 14:32 2 pgs
Fees:13.00 Taxes:1258.00

20080818-0084749

WARRANTY DEED

Address New Owner: Michael R. Ewing and Susan Elizabeth Swang Ewing 5214 Anchorage Dr Nashville TN 37220	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 146-15 154.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Keegan M. Smith and wife, Paige J. Smith** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Michael R. Ewing and wife, Susan Elizabeth Swang Ewing** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 67, HAILEYWOOD ESTATES, SECTION IV, as shown on plat of record in Plat Book 2330, Page 59, 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 to Keegan M. Smith and wife, Paige J. Smith by Warranty Deed from W. P. Eubank, Jr. and Robert D. Eubank and James Louis Eubank, recorded on the 3rd day of May, 2002 in Instrument No. 20020503-0054674, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 5214 Anchorage Dr Nashville TN 37220.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of August, 2008.

Keegan M. Smith

P Smith
Paige J. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Keegan M. Smith and Paige J. Smith, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of August, 2008.

Notary Public

My Commission Expires: 11/22/10

