THIS INSTRUMENT PREPARED BY AND RETURN TO
A Title Quest
25 Century Blvd, Ste 405
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 08/27/08 10:07 2 pgs
Fees:13.00 Taxes:481.00
20080827-0087886

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark Craig and Jimmy Ashabranner	CitiMortgage, Inc.	
(NAME)	(NAME)	13615005600
2916 Starboard Drive	1000 Technology Dr.,	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37217-4313	O'Fallon, MO 63368-2240	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of One ($1.00), cash in hand paid, by the hereinafter named Grantor(s), and other and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I / we Larry B Smith and wife Beverly Smith, have this day bargained and sold do hereby transfer and convey all my right, title and interest to Mark Craig and Jimmy Ashabranner, both unmarried the Grantee(s) herein, their heirs and assigns, the following described tract and/or parcel of land in Davidson, Tennessee, described as follows, to wit;

Being Lot No. 52 on the Plan of Harbour Town Village Subdivision, Section 2, as of record in Book 4675, page 146 and 147, Register's Office of Davidson County, Tennessee.

Said Lot No. 52 fronts 87.75 feet on the northerly side of Starboard Drive and runs back 138.9 feet on the westerly line and 138.9 feet on the easterly line to a line in the rear which measures 84.9 feet thereon.

Being the same property conveyed to Larry B. Smith, unmarried, by Deed from Colonial Homes, dated 12/6/1977 and recorded in Book 5230, Page 785, Register's Office of Davidson County, Tennessee.

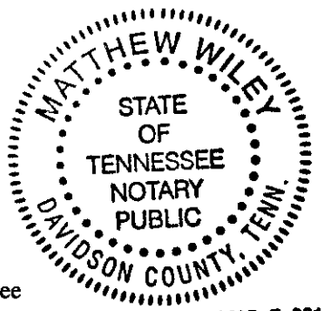
Improved Property known as: 2916 Starboard Dr. Nashville, TN 37217

The said Larry B. Smith having since married to Beverly Smith. Beverly Smith joins in conveyance to release all interest in said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest belonging to the said Grantor(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 fee simple, have 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.

This property is subject to all applicable restrictions and easements of record in the Davidson County, Register of Deeds Office.

Witness our hand this 26th day of August, 2008,



Larry B. Smith

Beverly Smith

State of Tennessee

County of Davidson

My Commission Expires MAR. 7, 2011

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, Larry B. Smith and Beverly Smith, the within named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office this 26th day of August, 2008.

Notary

STATE OF TN
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is

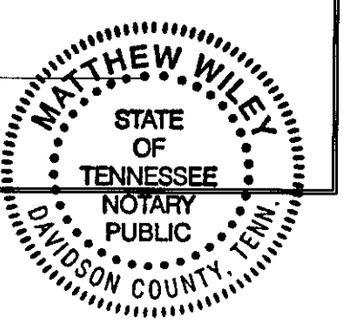
$130,000.00.

Affiant

Subscribed and sworn to before me this the 26th day of August , 2008.

(Affix Seal) *Notary Public*

My commission expires:



My Commission Expires MAR. 7, 2011