This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 08/29/08 14:49 3 pgs
Fees:18.00 Taxes:810.30
20080829-0089096

ADDRESS NEW OWNER:

Ryan J. Smith
7277 Charlotte Pike #234
Nashville, TN 37209

SEND TAX BILL:

Mortgagee

MORTGAGEE:
SunTrust Mortgage, Inc.
401 Commerce Street, Ste. 6100
Nashville, TN 37219

MAP AND PARCEL:
Map 114-8C
Parcel 51CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Erica I. Myers and husband, Michael Lee Myers, Jr.**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Ryan J. Smith and wife, Alicia Smith**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Land being located in Davidson County, Tennessee, being Unit 48 on the Plan of West Park Phase 2 as established by a Declaration of Covenants, Conditions and Restrictions for West Park Homeowners Association, Inc., of record as Instrument Number 20040304-0024541, and as depicted on Exhibit "B" to the First Amendment and Supplement to the Declaration of Covenants, Conditions, and Restrictions and By-Laws for West Park Homeowner's Association, Inc. of record in Instrument No, 20041221-0151636, and being located on land set forth on a plan of West Park, Phase Two of record in Instrument No. 20041112-0136248, said Register's Office for Davidson County, Tennessee, to which Exhibit "B" to the First Amendment and Supplement to the Declaration of Covenants, Conditions, and Restrictions and By-Laws for West Park Homeowner's Association, Inc. of record in Instrument No, 20041221-0151636 reference is made for a more complete description.

Being the same property conveyed to Erica I. Myers and Michael Lee Myers, Jr., married, by deed from NVR, Inc., a Virginia corporation T/A Fox Ridge Homes, of record in Instrument No. 20050921-0113415, said Register's Office.

This conveyance is made subject to: (1) real estate taxes for the current year, which have been prorated and assumed by the Grantee; (2) all applicable zoning ordinances and building restrictions; (3) all covenants, bylaws, restrictions, declarations and easements of record; and (4) such limitations and easements as may affect the premises.

This is improved property known as 7277 Charlotte Pike #234, Nashville,

TN 37209.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 29th day of August, 2008.

Erica I. Myers

Michael Lee Myers, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Erica I. Myers and Michael Lee Myers, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 29th day of August, 2008.

Notary Public

My Commission Expires: 01/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $219,000.00.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 1/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

I, Catherine H. Gwyn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Catherine H. Gwyn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 09/18/2011

Notary's Seal

