(2)

McCann & Hubbard
1804 Williamson Ct., Ste. 201
Brentwood, TN 37027
615-377-3319

RUSSELL JOHN McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES July 18, 2009

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $98,000.00

Ana Torres
Affiant

Subscribed and sworn to before me, this 20th day of October, 2008.

Notary Public

My commission expires:_____

Davidson County DEEDWARR
Recvd: 10/24/08 10:31 2 pgs
Fees:13.00 Taxes:362.60

20081024-0106488

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ana Torres	**SunTrust Mortgage, Inc.**	**Map 149, Group 04-0, Parcel 256.00**
404 Gregg Court	**401 Commerce Street, Suite 3100**	
Nashville, TN 37217	**Nashville, TN 37219**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Jerry D. Smith and wife, Peggy L. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ana Torres, a married woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 5-A on the Plan of Zone Lot Division, Lots 1 thru 7, Edge-0-Lake, Section 21, of record in Plat Book 5200, page 577 and amended in Plat Book 6200, page 156 and as corrected in Book 6237, page 243, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jerry D. Smith and wife, Peggy L. Smith, by Warranty Deed, from Robert H. Braswell, of record in Instrument No. 20060407-0040347, Dated March 30, 2006, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 5200 page 577, Book 6200, page 156 and Book 6237, page 243, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 6140, page 420, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

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 is improved property known as 404 Gregg Court, Nashville, TN 37217.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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/our hand(s) this 20th day of October, 2008.

Jerry D. Smith by: A. Scott Hubbard Attorney in Fact
Jerry D. Smith
By: A. Scott Hubbard, Attorney-in-Fact

Peggy L. Smith by: A. Scott Hubbard Attorney in Fact
Peggy L. Smith
By: A. Scott Hubbard, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **A. Scott Hubbard,** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/~~she~~ executed the within instrument on behalf of Jerry D. Smith and wife, Peggy L. Smith for the purposes therein contained, and who further proved to me that he/~~she~~ is the **Attorney in Fact** for Jerry D. Smith and wife, Peggy L. Smith and is authorized by Jerry D. Smith and wife, Peggy L. Smith, to execute this instrument on ~~his/her~~ their behalf.

Witness my hand, at office, this 20th day of October, 2008.

RUSSELL JOHN McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES
July 18, 2009

File #: **08674-JM**
RECORD & RETURN TO:
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027