Premier

BOX 10-A

THIS INSTRUMENT PREPARED BY: **Equitable Title & Escrow, LLC** **7287 Carothers Road** **Nolensville, Tennessee 37135** **Record & Return To:** **Equitable Title & Escrow, LLC** **ET File No. 2009010047**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $405,000.00 Affiant Subscribed and sworn to before me this 13th day of February, 2009. Notary Public My Commission Expires:

CHRISTINE L. LUND NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TENN. Exp. 8/9/09

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Vincent Enzo DeVincenzo 6517 Windyhill Circle Brentwood, TN 37027	Countrywide Bank, FSB 801 Crescent Centre Dr. Ste. 510 Franklin, TN 37067	Map and Parcel No.: 172-13-0B-010

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, **Don B. Smithson and wife, Susan Smithson**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Vincent Enzo DeVincenzo, unmarried,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6517 Windyhill Court, Brentwood, TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 13th day of February, 2009.

Don B. Smithson

Susan Smithson

Davidson County DEEDWARR
Recvd: 02/25/09 10:52 2 pgs
Fees:13.00 Taxes:1498.50
20090225-0016531

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Don B. Smithson and Susan Smithson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of February, 2009.

Notary Public

EMBER DUNN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON

My Commission Expires: 2/3/10

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Windyhill Subdivision of record in Instrument No. 200005230051445, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Don B. Smithson and wife, Susan Smithson, by Warranty Deed from Regent Development, LLC (formerly known as McEwen Development, LLC), dated 2-8-01 and recorded 2-9-01 in Instrument No. 20010209-0012806, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2009, a lien, but not yet due and payable.
2. Subject to all matters shown on plat of record in Instrument No. 200005230051445, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions in Instrument No. 200003100025047, Register's Office for Davidson County, Tennessee.
4. Charter in Instrument No. 200003100025046, Register's Office for Davidson County, Tennessee.
5. Stormwater Detention Agreement in Instrument No. 200004140037730, Register's Office for Davidson County, Tennessee.