Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $59,000.00.

Affiant

Subscribed and sworn to before me this 10th day of April, 2009.

Notary Public
My Commission Expires: 01/09/12

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

09-0081

Address of New Owner:	Send Tax Bills to:	Tax Information:
Sonia Chavez	New Owner	071-08-0
400 Savannah Way	400 Savannah Way	398.00
Franklin, TN 37067	Franklin, TN 37067	

BILL GARRETT, Davidson County
Trans:T20090024876 DEEDWARR
Recvd: 04/15/09 13:49 2 pgs
Fees:13.00 Taxes:218.30
20090415-0034229

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Ronald L. Smith, married**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sonia Chavez, unmarried**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 of the Resubdivision of Lot 28, J.B. Haynie's Oriental Place N, of record in Plat Book 6200, Page 84, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ronald L. Smith, married, by deed from Michael Gigandet, Trustee for the Bankruptcy Estate of Clarence W. Redmond, Jr., dated November 17, 2003, of record in Instrument No. 20031117-0167199, Register's Office for Davidson County, Tennessee.

Betty L. Smith, wife of Ronald L. Smith, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in subject property. Subject property was/is not the primary residence of the grantee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **304 Prince Avenue, Nashville, TN 37207.**

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, their heirs and assigns, forever; and we do covenant with 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 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 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 our hands this 7 day of April, 2009.

Ronald L. Smith

Betty L. Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Ronald L. Smith and Betty L. Smith**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 7th day of April, 2009.

Lee E. Cranford, Notary Public
State of Tennessee at Large

My Commission Expires: 01/09/12

