WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Paul A. McRedmond
Affiant

Subscribed and sworn to before me, this 7th DAY OF May, 2009.

Notary Public

MY COMMISSION EXPIRES: 9/3/12
(AFFIX SEAL)

ADAM LAFFOON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

G-PM-09-1811

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul A. McRedmond	Paul A. McRedmond (NAME)	
1809 Primrose Avenue	1809 Primrose Avenue	P/O 117-4-374
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37212	P/O 117-4-373
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DANA L. SMITH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PAUL A. MCREDMOND, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 2, OF THE RESUBDIVISION OF LOTS 21 & 22, BLOCK B, MAP OF BELMONT TERRACE ANNEX NO. 4, AS SHOWN ON PLAT OF RECORD IN PLAT IN INSTRUMENT NO. 20090429-00389327, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO DANA L. SMITH BY WARRANTY DEED FROM C & A FINANCIAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 20TH DAY OF JUNE, 2008 IN INSTRUMENT NO. 20080620-0063855, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AND BEING A PORTION OF THE SAME PROPERTY CONVEYED TO PAUL A. MCREDMOND BY WARRANTY DEED FROM DAVID S. POPKIN, RECORDED ON THE 12TH DAY OF OCTOBER, 2001 IN INSTRUMENT NO. 20010212-0013255, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 974, PAGE 97 AND INSTRUMENT NO. 20090429-0038927, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved (X)

This is improved ( ) property, known as 1811 Primrose Avenue, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(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 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 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.

BILL GARRETT, Davidson County
Trans:T20090032985 DEEDWARR
Recvd: 05/19/09 13:36 2 pgs
Fees:13.00 Taxes:203.50

20090519-0046048

Witness my/our hand(s) this 7th day of May, 2009.

Dana L. Smith

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dana L. Smith, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of May, 2009.

Notary Public

My Commission Expires: 5/22/10

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903