290401205

This instrument prepared by:

Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 22nd day of May, 2009, by and between Sandra Chamberlain, unmarried, and Wendi McConnell, unmarried, party of the first part, and Donna Smith and Anthony Smith, a married couple, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

BEING LOT NO. 38, ON THE PLAN OF HARBOUR TOWN VILLAGE, SECTION TWO, OF RECORD IN PLAT BOOK 4675, PAGE 146 AND 147, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. Tax Parcel ID Number: 13615005300

Being all or part of the same property conveyed to Sandra Chamberlain and Wendi McConnell by virtue of that certain Cash Deed dated January 21, 2009, at Instrument No. 20090212-0012395 in the Register's Office of Davidson County, Tennessee. Being previously conveyed to Secretary of Housing and Urban Development by virtue of Trustee's Deed at Instrument No. 20080421-0039978, dated December 12, 2007 from Gillian Housewright and Betty Manis by virtue of Warranty Deed at Instrument No. 20001208-0121358 dated February 5, 2000, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convnant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2009 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Sandra Chamberlain by Wendi McConnell, Attorney In Fact — attorney in fact

Wendi McConnell

Davidson County DEEDWARR
Recvd: 05/29/09 08:44 3 pgs
Fees:18.00 Taxes:580.90
20090529-0049270

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Wendi McConnell, with whom I am personally acquainted, who proved to me to be on the basis of satisfactory proof the person who executed the foregoing instrument in behalf of Sandra Chamberlain, and who acknowledged that she executed the

foregoing instrument as the free act and deed of Sandra Chamberlain.

WITNESS my hand and official seal at office this 22nd day of May, 2009.

Notary Public

My Commission Expires: 9-19-09

MEMORIE K. WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires September 19, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Wendi McConnell, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of May, 2009.

Notary Public

My Commission Expires: 9-19-09

MEMORIE K. WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires September 19, 2009

Property Owner & Address: Donna Smith and Anthony Smith

Tax Parcel No 13615005300

Property Address: 2909 Starboard Drive
Nashville, TN 37217

MAIL TAX
BILLS TO: Bank Mortgage Solutions, LLC
14425 College Blvd., Ste 100
Lenexa, KS 66215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $157,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 22 day of May, 20 09.

Notary Public

My Commission Expires: 9/17/2011

JULIA A. HIRT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Certificate of Authenticity

I, Kimie Perry, 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 according to law.

Kimie Perry
Signature

State of Tennessee

County of Wilson

Personally appeared before me, Mandy Alsup, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is ~~true~~ and correct and whose signature I have witnessed.

Mandy Alsup
Notary's Signature

My Commission Expires: 5-14-2011.

Notary's Seal (If on paper)

Mandy Alsup
State of Tennessee
Notary Public
Wilson Co.