WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $375,000.00.

TARA STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Affiant

Subscribed and sworn to me on May 29, 2009.

NOTARY PUBLIC

My Commission Expires: 8/23/11

BILL GARRETT, Davidson County
Trans: T20090037144 DEEDWARR
Recvd: 06/04/09 10:41 2 pgs
Fees: 13.00 Taxes: 1387.50

20090604-0051673

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

BOX 13
15072

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ronald C. Smith [redacted] 6449 Riverplace Drive Nashville, Tennessee 37221	New South Federal Savings 210 Automation Way Birmingham AL 35283-0180	126-16-A-199.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **AMANDA LAWSON**, *UNMARRIED hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **RONALD C. SMITH, unmarried,** hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 19 on the Plan of Riverwalk, Phase 1A, Section 2 and Phase 1B, Section 2, of record in Instrument No. 20021022-0129510, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Amanda Lawson from Erik Shannon Lawson by Quitclaim Deed dated January 5, 2007 and recorded in Instrument No. 20070110-0003972, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Erik Shannon Lawson and Amanda Lawson, husband and wife, from Beazer Home Corp., DBA Phillips Builders, a Tennessee Corporation, by Warranty Deed dated August 1, 2003 and recorded in Instrument No. 20030811-0114524, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2009 Davidson County and subsequent taxes are assumed by the Grantees; and
2. Subject to any and all covenants, conditions, zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c); and
3. Restrictions of record in Instrument No. 20011105-0121083; Instrument No. 20020424-0050565; Instrument No. 20040430-0049313; Instrument No. 20040506-0051985; Instrument No. 20040826-0103240; Instrument No. 20050308-0025001; Instrument No. 20060320-0031638; Instrument No. 20061103-0136691 and Instrument No. 20061214-0154502, Register's Office for Davidson County, Tennessee; and
4. Charter for HOA of record in Instrument No. 20020425-0051371, said Register's Office; and
5. The Plan of Record in Instrument No. 20021022-0129510, said Register's Office, shows an owner's certificate, a 20 foot minimum setback line from Riverplace Drive and the rear line, and a 5 foot setback from each side line, a 20 foot easement for public utility and drainage purposes along the front lines of said lot, and a 2 foot pedestrian easement along the front line; and
6. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 6449 Riverplace Drive, Nashville, TN 37221.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 on May 29, 2009.

Amanda Lawson

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 29, 2009, before me personally appeared Amanda Lawson, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on May 29, 2009.

Tara Steward
NOTARY PUBLIC

TARA STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 8/23/11