


STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $115,000.00.

Affiant

Subscribed and sworn to before me on this 31st day of July, 2009

Amanda Haneline

Notary Public

MY COMMISSION EXPIRES: 3-20-10

**WARRANTY DEED**

BILL GARRETT, Davidson County
Trans: T20090054463 DEEDWARR
Recvd: 08/10/09 13:09 2 pgs
Fees: 13.00 Taxes: 425.50

20090810-0075113

This Instrument Was Prepared By:
**PARTNERS TITLE OF TENNESSEE**
**5214 MARYLAND WAY, STE. 208**
**BRENTWOOD, TN 37027**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Alfred R. Smith | Access National Mtg. Corp. | |
| (NAME) | (NAME) | |
| 3723 Bakertown Road | 1800 Robert Fulton Dr. Ste 350 | Map and Parcel 148-06-0-130.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Reston, VA 20191 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

## 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 consideration, the receipt and sufficiency of which are hereby acknowledged, **James E. Toomey and wife, Elaine B. Toomey**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Alfred R. Smith,** unmarried, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land, described as follows:

Being Lot No. 2 on the plan of Mangum Heights, of record in Plat Book 2330, Page 147, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to James E. Toomey and wife, Elaine B. Toomey, by Warranty Deed from Kenneth R. Wright and wife, Robin S. Wright, of record in Book 5693, page 783, Register's Office for Davidson County, Tennessee, dated December 23, 1980 and recorded December 23,1980.

Subject to all applicable visible easements, zoning ordinances, utility, sewer, drainage and other easements of record, all subdivisions assessments, covenants, bylaws, restrictions, declarations and easements of record, building restrictions and other matters of public record, Register's Office for said county.

This is improved property known as 3723 Bakertown Road, Nashville, TN 37211

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his successors and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind herself, her successors and representatives, to warrant and forever defend the title to said land to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 31st day of July, 2009.

James E. Toomey

Elaine B. Toomey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, KAREN RUTHERFORD, a Notary Public of the County and State aforementioned, do hereby certify that James E. Toomey and Elaine B. Toomey personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 31st day of July, 2009.

Notary Public

My Commission Expires: 5/18/2013

KAREN M. RUTHERFORD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY