BILL GARRETT, Davidson County
Trans:T20090080049 DEEDWARR
Recvd: 11/25/09 09:42 2 pgs
Fees:13.00 Taxes:333.00
20091125-0108311

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Sara A. Rayman and
Chris L. Rayman
1917 Valley Park Drive
Nashville, TN 37216

SEND TAX BILL:

Regions Bank dba Regions Mortgage
2050 Parkway Office Circle
Birmingham, AL 35244

MORTGAGEE:
Regions Bank dba Regions Mortgage
2050 Parkway Office Circle
Birmingham, AL 35244

MAP AND PARCEL:
72-16
76

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Pattie L. Smith, also known as Pattie Lawson Smith, as Co-Trustee of The Marion Elliott Smith and Pattie Lawson Smith Revocable Living Trust Agreement dated October 25, 2000 a/k/a The Marion E. Smith and Patti L. Smith Revocable Living Trust** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Sara A. Rayman and Chris L. Rayman, Wife and Husband** ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Burchwood Gardens, Section Two, of record in Plat Book 2900, page 66, 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 Marion E. Smith and wife, Pattie L. Smith by Warranty Deed dated May 12, 1960 from Gaines and Gregory Construction Company, Inc., of record in Book 3070, page 545, Register's Office for Davidson County, Tennessee. The said Marion E. Smith and wife, Pattie L. Smith having since conveyed their interest in the subject property to The Marion E. Smith & Pattie L. Smith Revocable Living Trust, Marion E. Smith & Pattie L. Smith, Trustees, of record in Instrument No. 20000821-0082462, Register's Office for Davidson County, Tennessee. The said Pattie L. Smith, also known as Pattie Lawson Smith, is authorized to execute this deed as Co-Trustee pursuant to The Marion Elliott Smith and Pattie Lawson Smith Revocable Living Trust Agreement dated October 25, 2000.
>
> This conveyance is made subject to: (1) all applicable zoning ordinances and building restrictions; (2) all covenants, bylaws, restrictions, declarations and easements of record; and (3) such limitations and easements as may affect the premises.

This is improved property known as 1917 Valley Park Drive, Nashville, TN 37216.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she is lawfully seized and possessed of the Property 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 successors, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 20th day of November, 2009.

Pattie L. Smith TR

Pattie L. Smith, Co-Trustee of The Marion Elliott Smith and Pattie Lawson Smith Revocable Living Trust Agreement dated October 25, 2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Pattie L. Smith, also known as Pattie Lawson Smith, as Co-Trustee of The Marion Elliott Smith and Pattie Lawson Smith Revocable Living Trust Agreement dated October 25, 2000, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 20th day of November, 2009.

JEANNE BURTON GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires September 25, 2010

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $90,000.00.

AFFIANT

Subscribed and sworn to before me this 24th day of November, 2009.

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 11-22-10