THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 29177-11-2009** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $80,000.00. Leigh Anna R. Smith Affiant Subscribed and sworn to before me this 7th day of December, 2009. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires August 23, 2011

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Leigh Anna R. Smith 227 Morton Avenue Nashville, TN 37211	SWBC Mortgage Corporation 9311 San Pedro, Suite 125 San Antonio, TX 78216	Map and Parcel No.: 11914024000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sarah Vernon Smith, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Leigh Anna R. Smith, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 227 Morton Avenue, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 7th day of December, 2009.

Sarah Vernon Smith
Sarah Vernon Smith

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 7th day of December, 2009.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires August 23, 2011

BILL GARRETT, Davidson County
Trans: T20090083510 DEEDWARR
Recvd: 12/10/09 14:14 2 pgs
Fees:13.00 Taxes:296.00
20091210-0113030

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of William O. Lee's Subdivision of the Roth Property, as of record in Plat book 1130, page 67, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to William Hard Smith and wife, Sarah Vernon Smith by Deed dated April 1, 1966 from Louise Little, Trustee of record in Book 4002, page 515, Register's Office for Davidson County, Tennessee. William Hard Smith is deceased.

This conveyance is made subject to:

1. 2009 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 1130, page 67, Register's Office for Davidson County, Tennessee.