THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
2212 8th Ave South
Nashville, TN 37204
Telephone: 615-661-8099
File No. 10-2543SB

BILL GARRETT, Davidson County
Trans:T20100015001 DEEDWARR
Recvd: 03/15/10 09:27 2 pgs
Fees:13.00 Taxes:555.00
20100315-0019290

Property Address: 2803 Surrey Road, Nashville, TN 37214

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Curtis Chiochanyont and wife, Jada Chiochanyont**, hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **Belinda L. Smith, an unmarried woman** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee being lot number 33, on the plan of Donelson Heights, of record in Book 1424, page 35, said Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Curtis Chiochanyont and Jada Chiochanyont, by Warranty deed from Marty Penix (1/2) and Gary Howard (1/2) dated February 27, 2006 of record in Instrument Number 20060417-0043055, said Register's Office for Davidson County, Tennessee.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2010 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantors, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $150,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantors' hands this 2nd day of March, 2010.

_____{Seal}
Curtis Chiochanyont

_____{Seal}
Jada Chiochanyont

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 2nd day of March, 2010, before me the undersigned officer, personally appeared Curtis Chiochanyont and Jada Chiochanyont, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

DAVID R.A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public

My Commission expires: 7-21-13

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transaction is $150,000.00.

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF MARCH, 2010.

_____
Notary Public

MY COMMISSION EXPIRES: 7-21-13

(AFFIX SEAL)

DAVID R.A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

SEND TAX STATEMENTS TO:
Map/ Parcel: 96-9-113

WR Starkey Mtg. LLP
5055 W. Park Blvd
Plano, TX 75093

ADDRESS OF NEW OWNER
Belinda L. Smith
2803 Surrey Rd.
Nashville, TN 37214