RECORDING INFORMATION
BILL GARRETT, Davidson County Trans:T20100047933 DEEDWARR Recvd: 08/04/10 10:36 2 pgs Fees:13.00 Taxes:702.63 20100804-0061269

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00009953

MAP - PARCEL NO: 128 02 0 016.00

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
COMMUNITY FIRST BANK & TRUST 501 S. JAMES CAMPBELL BLVD. COLUMBIA, TN 38401	TODD SMITH MELANIE ADAMS 305 FORREST VALLEY DR. NASHVILLE, TN 37209	COMMUNITY FIRST BANK & TRUST

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **WILLIAM C. FANNING and wife, ANNETTE R. FANNING**, have bargained and sold and by these presents do transfer and convey unto **TODD SMITH and wife, MELANIE ADAMS**, their heirs and assigns forever, the following described property, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 23 on the Plan of Thousand Oaks Estates, as of record in Book 3700, page 82, described as follows:

Beginning at a point at the westerly margin of Forrest Valley Drive at the common corner of Lots Nos. 22 and 23; thence with a line between said two lots, south 24 degrees 15 minutes 40 seconds west 397.80 feet to a point; thence south 59 degrees 12 minutes 52 seconds west 148.11 feet to a point; thence north 38 degrees 29 minutes 28 seconds west 90 feet to a point; thence north 7 degrees 35 minutes east 80.44 feet to a point; thence north 34 degrees 36 minutes 33 seconds east 418.00 feet to the westerly margin of Forrest Valley Drive; thence with the westerly margin of said Drive, southeasterly 113.60 feet to the point of beginning.

Being the same property conveyed to William C. Fanning and wife, Annette B. Vanning by deed from James S. Lattimore, Jr. and wife, Patricia P. Lattimore, of record in Book 6487, page 684, Register's Office for Davidson County, Tennessee, dated January 31, 1985.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2010 Davidson County property taxes are a lien but are not yet due and payable.
2. All matters as shown on the Plan of record in Book 3700, page 82, Register's Office for Davidson County, Tennessee.
3. Restrictive covenants of record in Book 4056, page 371 and amended in Book 4072, page 318, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 3rd day of August, 2010.

WILLIAM C. FANNING

ANNETTE R. FANNING

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **WILLIAM C. FANNING and ANNETTE R. FANNING**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 3rd day of August, 2010.

My Commission Expires:
12-18-12

Notary Public

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$189,900.00**.

Affiant

SWORN TO and subscribed before me on this 3rd day of August, 2010.

My Commission Expires:
12-18-12

Notary Public

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY