WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Gina N. Smith
Affiant

Subscribed and sworn to before me, this 4TH DAY OF NOVEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodletsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gina N. Smith and Thomas C. Smith, wife and husband	First Tennessee Bank National Association (NAME)	08203054200
868 Joseph Avenue (ADDRESS)	1 Mortgage Way (ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Mount Laurel, NJ 08054 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Luis Molina and wife, Maria Molina, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Gina N. Smith and Thomas C. Smith, wife and husband, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 25, ON THE MAP OF NASHVILLE HOUSING AUTHORITY SUBDIVISION NUMBER 1, OF RECORD IN BOOK 3700, PAGE 42, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LUIS MOLINA AND WIFE, MARIA MOLINA, BY DEED FROM LELAND D. WATTS, MARRIED, DATED 05/10/07 AND RECORDED 05/15/07 BY INSTRUMENT NO. 20070515-0058282, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 868 Joseph Avenue, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 4th day of November, 2010.

BILL GARRETT, Davidson County
Trans: T20100071187 DEEDWARR
Recvd: 11/09/10 13:06 2 pgs
Fees: 13.00 Taxes: 414.40
20101109-0089981

Luis Molina

Maria Molina

STATE OF Tennessee

WARRANTY DEED
(Continued)

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Luis Molina and wife, Maria Molina, the herein 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 official seal, this the 4th day of November, 2010.

Mary Birthright
Notary Public

My Commission Expires: 11-7-11

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodletsville, TN 37072

