THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***185,000.00.

Affiant

Subscribed and sworn to before me this 8th day of July, 2011.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20110041916 DEEDWARR
Recvd: 07/12/11 13:59 2 pgs
Fees:13.00 Taxes:684.50
20110712-0053293

ADDRESS OF NEW OWNER

Louis Smith
1801 Stewart Place
Nashville, Tennessee 37203

SEND TAX BILLS TO

MERS
P.O. Box 2026
Flint, MI 48501-2026

MAP & PARCEL NOS.

MAP 105-11-0
PARCEL 066.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty Five Thousand and 00/100 Dollars ($***185,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Tiffiny A. Tung and husband, Steven A. Wernke, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Louis Smith, an unmarried man, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 34 on the Plan of Hamilton Property Subdivision of Lot 15 and Resubdivision of Parts of Lots Nos. 11, 12 and 13, Horton Plan of record in Chancery Book 1, page 44, original subdivision of parts of Lots Nos. 11,12 and 13 of record in Book 974, page 17, Register's Office for Davidson County, Tennessee, and now being of record in Book 974, page 91, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Tiffiny A. Tung and Steven A. Wernke, as joint tenants with rights of survivorship, by Warranty Deed dated November 28, 2005, from S. Shalene France of record in Instrument 20051130-0143761 and corrected by Scrivener's Affidavit of record in Instrument No. 20090318-0024230, Register's Office for Davidson County, Tennessee.

This is improved property known as 1801 Stewart Place, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, his heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of Hamilton Property Subdivision and Horton Plan of record in Chancery Book 1, page 44, and Book 974, page 17 and 91 in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the 8th day of July, 2011.

Tiffiny A. Tung

Steven A. Wernke

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tiffiny A. Tung and Steven A. Wernke, the bargainors, 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 8th day of July, 2011.

Notary Public

My Commission Expires: 8.29.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY