2911

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter Jr., Atty.
254 Highlands Bldg.
Brentwood, Tennessee 37027

BOOK 6188 PAGE 725

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr.&Mrs. Paul A. Foye (NAME)	Singleton Mortgage Corporation (NAME)	131-05-A
Unit 118, 5039 Hillsboro Road (STREET ADDRESS OR ROUTE NUMBER)	6263 Poplar, Suite 100 (STREET ADDRESS)	118
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Memphis, TN. 38119 (CITY) (STATE) (ZIP)	7DA-70114

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~ROY A. SMITH and wife JANE S. SMITH~~

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~PAUL A. FOYE and wife PENNY A. FOYE~~

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 118 on the Plan of Section One, Jefferson Square Townhouses, Condominium Apartments, as of record in Plat Book 4675, page 12, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Roy A. Smith and wife, Jane S. Smith by deed from Reese L. Smith, Jr. and Harry M. Rowland, Trustees, of record in Book 5206, page 859, said Register's Office.

This conveyance is made subject to: (1) Master Deed of record in Book 4731, page 332; (2) By-Laws of record in Book 4731, page 341; and (3) All matters appearing on the Plan of record in Plat Book 4675, page 12, said Register's Office.

H90428

IDENTIF. REFERENCE

DEC 6 2 26 PM '83

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as Unit 118, 5039 Hillsboro Road Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 28th day of November, 19 83

Roy A. Smith by [signature] — ROY A. SMITH

Jane S. Smith by [signature] — JANE S. SMITH

OFFICIAL RECEIPT

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6188 PAGE 726

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROY A. SMITH and wife JANE S. SMITH the bargainor s or proved to me on the basis of satisfactory evidence, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of November, 19 83.

My commission expires _____ Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

On this 28th day of November, 1983, before me personally appeared Robert Yeargin, to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of Roy A. Smith and wife, Jane S. Smith, and acknowledged that he executed the same as the free act and deed of the said Roy A. Smith and wife, Jane S. Smith.

Witness my hand and seal, at Nashville, Tennessee, this 28th day of November, 1983.

My commission expires: 1-20-85

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF November, 1983

MY COMMISSION EXPIRES: 1-20-85 (AFFIX SEAL)

Notary Public

7492 WARRANTY DEED - CHECK 12/06/83 62.00

FROM ROY A. SMITH and wife, JANE S. SMITH

TO PAUL A. FOYE and wife, PENNY A. FOYE

Return to:
First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926

File Box 38

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6188 PAGE 727

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

98500.00- CAMT.
256.10 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 262.60-.
7492A12/06/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 9 0 4 2 8

IDENTIF. REFERENCE

Dec 6 2 26 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 998168