BOOK 10442 PG 17

BOX #19B
G#97-5-1K

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 177,900.00

Donn M Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF May 19 97

Peter Weiss
Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DONN M. SMITH	"NEW OWNERS"	MAP 142-07-0-B
(NAME)	(NAME)	
412 Moss Creek Court		PARCEL 004co
(ADDRESS)	(ADDRESS)	
NASHVILLE TN 37221		FB #09D-80871
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, H. WAYNE ALLS AND WIFE, SANDRA C. ALLS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONN M. SMITH AND WIFE, TERESA P. SMITH

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 4 on the Revised Final Plat of Moss Creek Plantation, a Planned Unit Development, as of record in Book 6900, Page 608, Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to H. Wayne Alls and wife, Sandra C. Alls, by Deed from John L. Blackmon and wife, Robin L. Blackmon, of record in Book 9276, Page 85, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Moss Creek Plantation, of record in Book 7369, Page 413, said Register's Office; Restrictive Covenants of record in Book 6519, Page 458, and as amended and restated in Book 6529, Page 560, in Book 7037, Page 683, in Book 7470, Page 130, and in Book 7550, Page 809, said Register's Office; By-Laws of Moss Creek Plantation Homeowners' Assn., Inc., of record in Book 7369, Page 436, said Register's Office; Driveway Easement of record in Book 7609, Page 634, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

unimproved ( )
This is improved (X) property, known as 412 Moss Creek Court, Nashville, TN 37221
(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 our hand s this 2nd day of May 1997

H. Wayne Alls
H. WAYNE ALLS

Sandra C. Alls
SANDRA C. ALLS

DCTN01WC

BOOK 10442 PG 18

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 H. WAYNE ALLS AND WIFE, SANDRA C. ALLS

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 official seal at Brentwood, Tennessee, this 2nd day of May, 1997.

Commission expires July 24, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

0301330

IDENTIFICATION

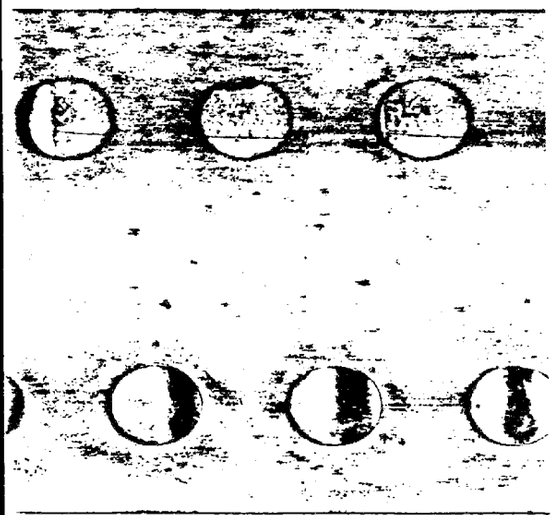
97 MAY -5 PM 1:16

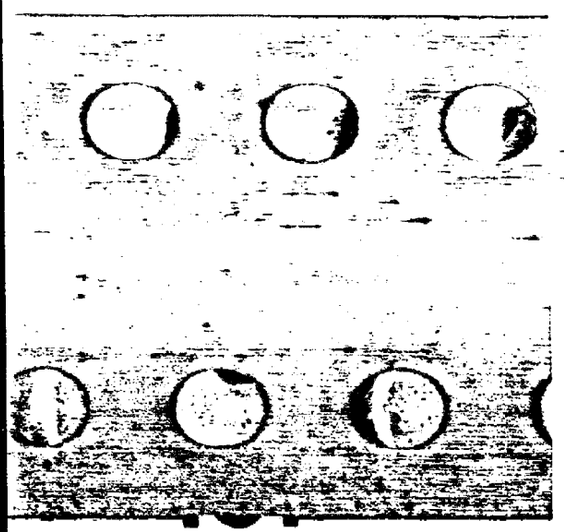
DAVIDSON COUNTY, TN.

Page 2 of 2

7080 05/05 0101 03CHECK 667.22

DCTN01WC





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

RECEIVED OF _____

FOR _____

BOOK 10442 PG 19

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

CAMT 177900.00
CON TX 658.23
PRFEE 1.00
WDEED 8.00
TOTAL 667.23
CHECK 667.23

05/05/97 01 13:18 0001 7080

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0301330
IDENTIFICATION REFERENCE

97 MAY -5 PM 1:16
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1147150