BOOK 10763 PG 409

WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(36313)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,850.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF January 19 98

Notary Public

MY COMMISSION EXPIRES 4/25/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah S. Zimmerman (NAME)	FT Mortgage Companies dba First (NAME)	131-6-e-247
247 Boxmere Plac (ADDRESS)	P.O. Box 146 (ADDRESS)	7DA-92464
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (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, Scott T. Smitherman and wife, Jennifer Smitherman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Deborah S. Zimmerman, SINGLE

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 Unit No. 247, together with the appurtenant interest in the common elements of Burton Hills Village of Boxmere Phase I, a condominium, a horizontal property regime established by Master Deed and By-laws, of record in Book 6666, Page 749 amended in Book 6824, Page 308, made applicable in Book 6908, Page 738, amended in Book 6911, Page 831 and Book 6921, Page 226, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed and being located upon Tract No. 7 on the Plan of Burton Hills of record in Plat Book 6250, Page 649, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Scott T. Smitherman by deed from Mertech Realty, L.P. of record in Book 9172, Page 72, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

Jennifer Smitherman, wife of Scott T. Smitherman, joins in this Warranty Deed only for the purpose of conveying such marital rights if any that she may have in and to said property.

247 Boxmere Plac, Nashville, TN 37215
(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 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 16th day of January 19 98

Scott T. Smitherman

Jennifer Smitherman

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 10763 PG 410

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 Scott T. Smitherman and wife, Jennifer Smitherman

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 Nashville, Tennessee, this 16th day of January, 98.

Commission expires: 11/28/98

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 _____.

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

My commission expires _____

Notary Public

0391908
IDENTIF. → REFERENCE

98 JAN 21 AM 10:40
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3984 01/21 0101 03CHECK 472.43

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

RECEIVED OF _____

FOR _____

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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	125250.00
CON TX	463.43
PRFEE	1.00
UCCFEE	8.00
TOTAL	472.43
CHECK	472.43

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/21/98 01 10:43 0001 3984

0391908
IDENTIF. # REFERENCE

98 JAN 21 AM 10:40

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1244606