10788 155

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 107,900.00

James T. Underwood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF February 19 98

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: May 23, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY-AT-LAW, 223 Madison Street, S. 102, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James T. Underwood (NAME)	SAME AS NEW OWNER (NAME)	Map 53-6B
2003 Waterford Drive (ADDRESS)	2003 WATERFORD DRIVE (ADDRESS)	Parcel 121
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	OLD HICKORY, TN 37138 (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, Michael Blake Smith and wife, Michele Renee Hartupee Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James T. Underwood and wife, Bobbie J. Underwood

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. 28 on the Plan of Waterford Subdivision, Phase 5A, Planned Unit Development, as of record in Plat Book 7900, Page 837, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Michael Blake Smith and Michele Renee Hartupee, as joint tenants with right of survivorship, by Warranty Deed from W. L. Bainbridge, Inc. which deed is of record in Book 9744, Page 889, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WATERFORD OF RECORD IN BOOK 8694, PAGE 216 AND BOOK 9530, PAGE 182 AS RESTATED IN BOOK 8699, PAGE 462 AND 9530, PAGE 185 AND SUBJECT TO BY-LAWS FOR WATERFORD COMMUNITY ASSOCIATION, INC. OF RECORD IN BOOK 8715, PAGE 583, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 2003 Waterford Drive, Old Hickory, TN 37138
(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 6th day of February, 19 98

Michael Blake Smith

Michael Blake Smith

Michele Renee Hartupee Smith

Michele Renee Hartupee Smith

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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 Michael Blake Smith and wife, Michele Renee Hartupee Smith

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 Madison, Tennessee, this 6th day of February, 1998.

Commission expires May 23, 1998

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

0398906

IDENTIF. & REFERENCE

98 FEB -9 PM 2:14

REGISTER
DAVIDSON COUNTY, TN.

1441 02/09 0101 03CHECK 445.23

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

RECEIVED OF _____

FOR _____

BOOK 10788 PG 157

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
117900.00
CON TX 436.23
PRFEE 1.00
WDEED 8.00
TOTAL ~~445.23~~
CHECK ~~445.23~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/09/98 01 14:16 0001 1441

0398906
IDENTIF. & REFERENCE

98 FEB -9 PM 2:14

REGISTER
DAVIDSON COUNTY, TN.

No. 1251980