Box 17

BOOK 10816 PG 111

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,900.00

Maestro Byars
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2/25/98.

Laurie A. Beasley
Notary Public

MY COMMISSION EXPIRES: ~~October 9, 1999~~ 11/24/2001

NOTARY PUBLIC AT LARGE (AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Maestro E. Byars | Mortgage Portfolio Services, Inc. | 150-3-15 |
| (NAME) | (NAME) | |
| 3400 Harvest Court | 4144 N. Central Expressway #850 | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Dallas,Texas 75204 | |
| (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, **JAMES M. SMITH JR. AND WIFE MARILYN H. SMITH** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MAESTRO E. BYARS** 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. 1 on the Plan of The Country, Section 1, of record in Plat Book 4955, Page 48, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to James M. Smith Jr. and wife Marilyn H. Smith by deed of record in Book 5712, Page 637, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved ( X ) property, known as 3400 Harvest Court, Antioch, TN 37013
(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 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 my/our hand(s) this 25th day of February, 1998.

James M. Smith Jr.

Marilyn H. Smith

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, Lori Holloway, a Notary Public in and for said County and State, the within named James M. Smith Jr. and wife Marilyn H. Smith, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch , Tennessee this 25th day of February, 1998

Commission expires: October 9, 1999

Lori Holloway
Lori Holloway Notary Public

NOTARY PUBLIC AT LARGE LORI HOLLOWAY RUTHERFORD CO., TENN. My Commission Expires Oct. 8, 1999

9556 03/02/98 0101 CHECK 722.50

98 MAR -2 PM 1:44

IDENTIFICATION REFERENCE

040464

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 10816 PG 112

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

CHKT 959000.00
CON TX 354.63
PRFEE 1.00
WDEED 5.00
TOTAL 363.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/02/98 01 13:43 0001 9536

0406464
IDENTIF. # REFERENCE

98 MAR -2 PM 1:44

No. 1259980