BOOK 10855 PG 319

04 17071

IDENTIF. & REFERENCE

98 MAR 26 PM 12:22

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

THIS INSTRUMENT PREPARED BY:
Eva M. Lemeh
Lemeh & Associates
1807 8th Avenue
Suite 107
Nashville, TN 37203

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP & PARCEL No.
Karya Y. Beamon **404 Lemont Drive** **Nashville, TN 37216**	**SAME**	**61-05-A-20**

1067 03/26 0101 03CHECK 288.35

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $75,500.00.

Karya Y. Beamon
Affiant

Subscribed to and sworn before me this 25th day of March, 1998.

Notary Public

My Commission Expires: March 25, 2000

NOTARY PUBLIC AT LARGE

FOR AND IN CONSIDERATION of the sum of Seventy Five Thousand Five Hundred Dollars ($75,500.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Donna A. Ogleton a/k/a Donna Smith, and her husband, Gary T. Smith, signing as her husband to transfer any and all marital rights he may have in the property (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey unto Karya Y. Beamon (the "Grantee"), her heirs, legal representatives, successors and assigns, certain real estate located in Davidson County, Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Unit No. 39 as created and established by the Master Deed and Bylaws for Poplar Glen, a Horizontal Property Regime, of record in Book 7534, page 591, Register's Office for Davidson County, Tennessee, as amended by Amendment of record in Book 7548, page 612, said Register's Office, and as shown and described on the plan for Poplar Glen, Phase II, of record in Book 6900, page 764, Register's Office for Davidson County, Tennessee submitted to said Master Deed and Bylaws by instrument of record in Book 7654, page 439, said Register's Office, to all of which reference is here made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said Unit as set forth in said Master Deed and Bylaws, as may be from time to time amended as provided therein.

Being the same property conveyed to DONNA A. OGLETON by deed from JUDY M. KING LUMPKIN AND HUSBAND, AARON LUMPKIN of record in Book 9337, page 229, Register's Office for Davidson County, Tennessee.

This is improved real property known as 404 Lemont Drive, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belongs, to the Grantee, her heirs, legal representatives, successors and assigns forever. I covenant with the said Grantee that I am lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her heirs, legal representatives, successors and

assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all gender.

Witness my hand this 25th day of March, 1998.

Donna A. Ogleton Donna Smith

Donna A. Ogleton a/k/a Donna Smith

Gary T. Smith

Gary T. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donna A. Ogleton a/k/a Donna Smith, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 25th day of March, 1998.

Notary Public

My Commission Expires: March 25, 2000



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10855 PG 321

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 75500.00
CON TX 279.35
PRFEE 1.00
WDEED 8.00
TOTAL 288.35
CHECK 288.35

03/26/98 01 12:22 0001 1067

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04170711
IDENTIF. ← REFERENCE.

98 MAR 26 PM 12:22

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1271356