Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

0445005

39-B
IDENTIFICATION REFERENCE File #98-1311

BOOK 10957 PG 871

98 JUN -2 PM 3:13

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Adam W. Harris,** and wife **Arklisha C. Harris** , hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ernest D. Smith, Jr., and wife, Debra L. Smith**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 140 on the Plan of Shelby Village No. Two, of record in Plat Book 1835, Page 48, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Adam W. Harris by deed of record in Book 9394, Page 591, RODC. Arklisha C. Harris joins in the execution of this document to convey any marital interest she may have in the subject property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

4825 06/02 0101 03CHECK 190.30

**This is improved property, known as:** 1426 Fulton Street, Nashville, TN 37206

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF** this 29th day of May, 1998

Adam W. Harris
By Dean Hamza
Atty. in fact
**Adam W. Harris**

Arklisha C. Harris
By. Dean Hamza
Atty. in fact
**Arklisha C. Harris**

BK: 10957 PG: 872

State of Tennessee )
County of Davidson )

On this the 29th day of May, 1998, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Dean Hamza, as attorney in fact for Adam W. Harris and Arklisha C. Harris**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 9-29-2001

State of Tennessee )
County of Davidson )

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$49,000.00**.

Adam W. Harris

Affiant

By Dean Hamza Atty. in fact

Sworn and subscribed before me on this the 29th day of May, 1998.

Notary Public

My Commission Expires: 9-29-2001

| NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: | TAX MAP-PARCEL #: |
|---|---|---|
| Ernest D. Smith, Jr.<br>1426 Fulton Street<br>Nashville, TN 37206 | National Bank of Commerce,<br>7770 Poplar Avenue, Ste. 103<br>Germantown, TN 38138 | 94-1-356 |

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

RECEIVED OF _____

FOR _____

BOOK 10957 PG 873

| | | |
|---|---|---|
| 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 | 49000.00 |
| CON TX | 181.30 |
| PRFEE | 1.00 |
| MIEED | 8.00 |
| TOTAL | 190.30 |
| CHECK | 190.30 |

06/02/98 01 15:15 0001 4825

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0445005
IDENTIFICATION REFERENCE
98 JUN -2 PM 3:13

No. 1300755