Mail

THIS INSTRUMENT PREPARED BY:
**DEAN ROBINSON, ATTORNEY**
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

BOOK 11017 PAGE 755

**ADDRESS NEW OWNER:**
Jerry Davis, et ux
202 Lexington Way
Hermitage, Tennessee 37076

**MORTGAGEE:**
Mellon Mortgage Company
1775 Sherman Street, Suite 2300
Denver, CO 80203

**SEND TAX BILLS:**
New Owner

**MAP-PARCEL:**
Map 64-12-C
Parcel 202.00 CO

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) 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 and wife, Katherine M. Smith,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jerry Davis and wife, Kathy Davis,** 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 Building Envelope 202 on the Plan of Phase One, Lexington, of record in Book 6250, page 340, Register's Office for said County, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to James M. Smith and wife, Katherine M. Smith, by virtue of a deed from Ted S. Squires, unmarried, as of record in Book 9762, page 13, Register's Office for Davidson County, Tennessee.

This is improved property known as 202 Lexington Way, Hermitage, Tennessee 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 6503, page 1, and easements, covenants and conditions as shown on the Plan of record in Plat Book 6250, page 340, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 hands this 1st day of ~~June~~ July, 1998.



James M. Smith
JAMES M. SMITH

Katherine M. Smith
KATHERINE M. SMITH

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JAMES M. SMITH AN WIFE, KATHERINE M. SMITH**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 1st day of ~~June~~ July, 1998.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 10-20-99

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $ 180,000.

AFFIANT

Subscribed and sworn to before me this 1st day of ~~June~~ July, 1998.

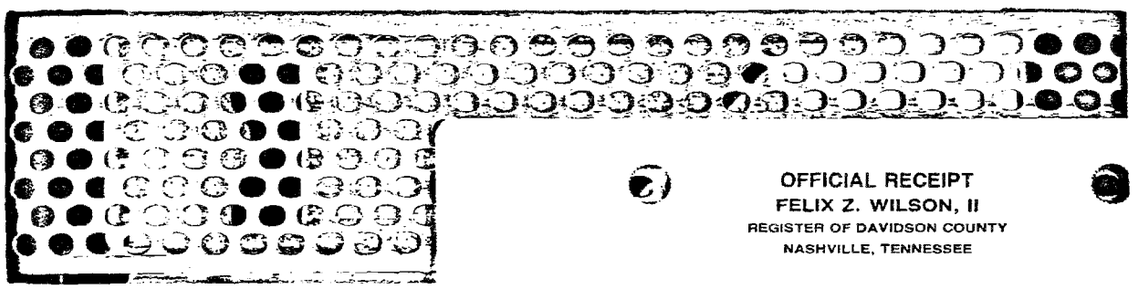
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 10-20-99

0461542
IDENTIF. → REFERENCE
98 JUL 13 PM 2:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

2592 07/13 0101 03CHECK 677.00



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

RECEIVED OF _____

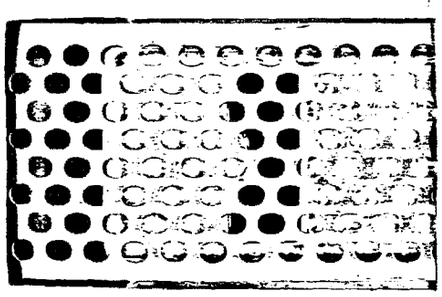
FOR _____

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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
180000.00
CON TX 666.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 677.00
CHECK 677.00



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/13/98 01 14:08 0001 2592

0461542
IDENTIF. # REFERENCE
98 JUL 13 PM 2:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1318300