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PREPARED BY (AND RETURN TO):
**WILKINS & IVEY**
Attorneys-at-Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net
W & I Ref: (cmw) Title No: 40021
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Marcus Smith<br>Luthene Smith<br>103 Tudor Court<br>Goodlettsville, TN 37072 | SAME |

**TAX MAP-PARCEL NUMBERS: 26-7-184 GO 21046**

# *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 **Sheryl L. Glasscock, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Marcus Smith and spouse, Luthene 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:**

LAND in Davidson County, Tennessee, being Lot No. 296 on the Plan of Windsor Green, Phase II-Section III of record in Book 6900, Page 845, Register's Office for said County.

SAID Lot No. 296 fronts 35.00 feet on the northwesterly margin of Tudor Court and extends back 114.08 feet on the easterly line and 129.73 feet on the broken southwesterly line to a dead line in the rear, measuring 141.74 feet thereon.

BEING the same property conveyed to Sheryl L. Glasscock, unmarried by deed from Phillips Builders, Inc. of record in Book 8266, Page 269, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 845, said Register's Office, which Plan shows a 20 foot minimum building setback line from Tudor Court and 15 foot easement for public utility purposes along the front line(s) of said lot and a 10 foot easement for public utility and drainage purposes along the rear line of said lot; Restrictive covenants of record in Book 6406, Page 929, said Register's Office.

**This is improved property, known as:** 103 Tudor Court, Goodlettsville, TN 37072

**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 COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

**WITNESS THE EXECUTION HEREOF** on July 27, 1998.

Sheryl L. Glasscock

**Sheryl L. Glasscock**

**State of** TENNESSEE
**County of** WARREN

On July 27, 19 98, before me the undersigned authority, personally appeared Sheryl L. Glasscock, 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.

Jeanette Davenport, CP

Notary Public

My Commission Expires: 8-22-2000

**State of** Tennessee
**County of** Davidson

## AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 114,900.00

+ Marcus A Smith

Affiant

Sworn and subscribed before me on August 14, 19 98.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

My Commission Expires: _____

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**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

CHRT
11490.00
CON TX 425.00
PRFEE 1.00
WDFEE 2.00
CFEE 2.00
TOTAL 430.00
CHECK 430.00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0475769
REFERENCE
SEP 17 PM 2:01

**No.** 1333394