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

39-B
File #98-1754

# WARRANTY DEED BOOK 11143 PAGE 154

**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 **Edward E. Birthright,** and wife, **Ann P. Birthright**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Rebecca H. 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. 21 on the Plan of Redbud, a Planned Unit Development of record in Book 4675, Page 137, as amended in Book 4910, Page 872; Book 4937, Page 346; Book 4953, Page 846 and Book 5003, Page 925, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Edward E. Birthright and wife, Ann P. Birthright by deed from Mildred B. Staley, of record in Book 10722, Page 700, Register's Office, Davidson County, TN.

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

**This is improved property, known as:** 21 Redbud Drive, Nashville, TN 37215

**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 2nd day of October, 1998

Edward E. Birthright

Ann P. Birthright

049629
IDENTIF. & REFERENCE

98 OCT -5 PM 2:58
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

9710 10/05 0101 03CHECK 1084-00

State of Tennessee )
County of Davidson )

BOOK 11145 PAGE 155

On this the 2nd day of October, 1998, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Edward E. Birthright and Ann P. Birthright**, 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: **$290,000.00**.

Rebecca H. Smith
Affiant

Sworn and subscribed before me on this the 2nd day of October, 1998.

Notary Public

My Commission Expires: 9-29-2001

**NEW OWNER:**
**Rebecca H. Smith**
**21 Redbud Drive**
**Nashville, TN 37215**

**RESPONSIBLE FOR TAX PAYMENT:**
**Owner**

**TAX MAP-PARCEL #:**
**131-1-B-141CO**

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

RECEIVED OF _____

FOR _____

BOOK 11143 PAGE 156

| | | |
|---|---|---|
| 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 290000.00
CON TX 1073.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1084.00
CHECK 1084.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 10/05/98 01 15:00 0001 9710

98 OCT -5 PM 2:58
BILL CARMICHAEL REGISTER
DAVIDSON COUNTY, TN.

0496295
IDENTIF. & REFERENCE

No. 1354980