FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE BOOK 11208 PAGE 990
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 104,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
13th DAY OF November 19 98

Notary Public

MY COMMISSION EXPIRES: January 20, 1999
(AFFIX SEAL)

DANA C. PETTY NOTARY PUBLIC LARGE DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Edwards (NAME)	Source One Mortgage Services (NAME)	MAP #150-10
3400 Towneship Rd (ADDRESS)	27555 Farmington Road (ADDRESS)	PARCEL #68
Antioch, TN 37013-1249 (CITY) (STATE) (ZIP)	Farmington Hills, MI 48334-3357 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Douglas J. Smith and wife, Robin L. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric Edwards and wife, Heather A. Edwards

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:

BEING Lot No. 280, Section Three, Towne Village of the Country, of record in Book 5200, Pages 268 and 269, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Douglas J. Smith, married, by deed from Darryl Keith Morris and wife, Kelly Lynn Morris, of record in Book 9718, Page 696, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 5635, Page 545, Register's Office for said County.

051388 I.
IDENTIF. ↑ REFERENCE

98 NOV 17 PM 3:07
JILL GARDENHIRE REGISTER
DAVIDSON COUNTY, TN.

8367 11/17 0101 03CHECK 397.65

unimproved ( )
This is improved (X) property, known as 3400 Towneship Rd, Antioch, TN 37013-1249
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand s this 13th day of November 19 98

Douglas J. Smith

Robin L. Smith

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BOOK 11208 PAGE 991

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Douglas J. Smith and wife, Robin L. Smith

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of November 1998.

Commission expires January 20, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11208 PAGE 992

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 104500.00
CON TX 386.65
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 397.65
CHECK 397.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/17/98 07 1:16:05 0001 8367

051388

IDENTIF. ↑ REFERENCE

98 NOV 17 PM 3:07

WILLIAM GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 137344C

[redacted]

11-17-87

Void

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VOID

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