WARRANTY DEED

File No: 00289886

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ronnie Smith	NationsBanc Mtg Corp	Map 136-14
[NAME]	[NAME]	
556 Castlegate Drive	POB 35140	Parcel 12
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37217	Louisville KY 40232	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged., and the assumption and agreement to pay by the grantees the balance due under the note secured by Deed of Trust of record in Book 5359, page 48, Register's office for Davidson County, Tennessee.

Garnett L. Gardner and wife, Carolyn Jones Gardner

have this day bargained and sold, and do hereby transfer and convey unto the said Ronnie Smith and wife, Crateena B. Smith

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSONDavidson County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

11260

423

MAROLYN M. BLANKMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF Tennessee } The actual consideration or value which ever is greater,
COUNTY OF Williamson } for this transfer is $ 129,900.00

Subscribed and sworn to before me, this the 17TH day of DECEMBER, 19 98

Affiant

My Commission Expires: 01/27/01 [Affix Seal]

Notary Public Marolyn M. Blankman

unimproved ( )
This is improved (X) property known as 556 Castlegate Drive, Nashville
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 17TH day of DECEMBER, 19 98, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Garnett L. Gardner, Jr. Carolyn Jones Gardner

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me Marolyn M. Blankman, a Notary Public in and for said County and State Garnett L. Gardner, Jr. and wife, Carolyn Jones Gardner

the within named 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 Williamson COUNTY, Tennessee, this 17TH day of DECEMBER, 19 98.

MAROLYN M. BLANKMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Marolyn M. Blankman Notary Public

Marolyn M. Blankman

Commission expires 01/29/01

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____ Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
414 UNION STREET, SUITE 1800
NASHVILLE, TN 37219

11260

424

0527400
IDENTIF. ↑ REFERENCE

98 DEC 21 AM 9:21
REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 15, on the Plat of Castlegate, Section 1, of record in Book 4460, page 115, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Ronnie Smith and wife, Crateena B. Smith by deed from Garnett L. Gardner, Jr. and wife, Carolyn Jones Gardner being recorded simultaneously in Register's Office for Davidson County, Tennessee.

11260 425

2829 12/21 0101 03CHECK 495.63

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR 426

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		CFEE - COMPUTER FEE		PRFEE - PROBATE FEE	

11260

	AMT
	129900.00
CON TX	480.63
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	495.63
CHECK	495.63

12/21/98 01 09:20 0001 2829

98 DEC 21 AM 9:22

REGISTER
DAVIDSON COUNTY, TN.

0527400
IDENTIF. # REFERENCE

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1402270