Bex-50-B

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 129,000.00
+ Todd Jackson Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th day of December 19 98

R. L. MOORE
Notary Public
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
LARGE

MY COMMISSION EXPIRES: May 23, 2000
(AFFIX SEAL)

BOOK 11261 PAGE 38

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Todd Jackson Smith (NAME)	Chase Manhattan Mortgage Corp. (NAME)	118-9/256
3323 Lealand Lane (ADDRESS)	155 Franklin Road, Suite 350 (ADDRESS)	
Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, Debra S. Markland and husband, Steven C. Markland

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Todd Jackson Smith

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 Lot No. 1A on the Plan of Zone Lot Division, Lots 1 and 3 Binkley Subdivision, as of record in Plat Book 6250, page 967, Register's Office for said County, to which plant reference is made for a more complete description.

Being the same property conveyed to Todd Jackson Smith, by deed from Debra S. Markland and husband Steven C. Markland, of record in Book 10172, Page 920, Register's Office for Davidson County, Tennessee.

98 DEC 21 PM 12:11
R.L. MOORE, REGISTER
DAVIDSON COUNTY, TN.

0527597
IDENTIFICATION REFERENCE

unimproved ( )
This is improved (X) property, known as 3323 Lealand Lane, Nashville, Tennessee 37204
(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 15th day of December 19 98

Debra S. Markland

Steven C. Markland

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 Debra S. Markland and husband, Steven C. Markland

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 15th day of December, 19 98.

Commission expires Sept 23, 2000

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

3031 12/21 0101 03CHECK

488-30

[redacted]

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11261 PAGE 40

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

CAMT
129000.00
CON TX 477.30
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 488.30
CHECK 488.30
12/21/98 01 12:11 0001 3031

0527597
98 DEC 21 PM 12:12
[illegible] A REFERENCE
[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1402470