File Box 2-B
FIRST TITLE & ESCROW CO., INC.
#16202

Realty 454

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Road, #110
Nashville, Tennessee 37215

BOOK 11311 PAGE 612

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
EDGAR MARCEL SMITH (NAME)	NATIONAL CITY MORTGAGE COMPANY (NAME)	MAP 116-4
720 B Crescent Road (STREET ADDRESS OR ROUTE NUMBER)	3232 Newmark Drive (STREET ADDRESS)	PARCEL 212
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Miamisburg, Ohio 45342 (CITY) (STATE) (ZIP)	FB# 7DA92745

FOR AND IN 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, BONNIE E. GLOTH ,UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EDGAR MARCEL SMITH AND WIFE, ELIZABETH G. SMITH

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 2B on the Plan of Zone Lot-Lot 2 Revised Crescent Road Subdivision, as of record in Plat Book 6050, page 270, amended in Plat Book 6200, page 772, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Bonnie E. Gloth, an unmarried person, by deed from Bernard J. Kim of record in Book 8831, page 236, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, a lien, but not yet due and payable;(2) Restrictions of record in Plat Book 6200, page 772; and (3) All matters appearing on the Plan of record in Plat Book 6050, page 270, amended in Plat Book 6200, page 772, said Register's Office.

0540944
IDENTIF. ↑ REFERENCE

99 JAN 26 PM 12:42
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

unimproved ( )
This is improved (X) property, known as 720 B Crescent Road, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 25th day of January, 19 99

Bonnie E. Gloth
BONNIE E. GLOTH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BONNIE E. GLOTH with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 25th day of January, 19 99.

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 23, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 188,500.00.

Elizabeth G. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF January, 19 99.

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 23, 2000

WARRANTY DEED

FROM

BONNIE E. GLOTH, UNMARRIED

TO

EDGAR MARCEL SMITH AND WIFE,

ELIZABETH G. SMITH

7226 01/26 0101 03CHECK

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11311 PAGE 614

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	
	188500.00
CON TX	697.45
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	708.45
CHECK	708.45

01/26/99 01 12:40 0001 7226

0540944
IDENTIF. & REFERENCE

99 JAN 26 PM 12:42

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1416630