FILE BOOK 45

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WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,500.00

Dennis J. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January 19 99

PATRICIA NICHOLS LARSON NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

Patricia Nichols
Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

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
Dennis J. Smith	MIGLP, Limited Partnership d/b/a	MAP 74-4
(NAME)	(NAME)	
107 Oakmont Dr.	320 North Cedar Bluff Road, #200	PARCEL 107
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(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, Rayburn Yarborough and wife, LaDonna Yarborough

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dennis J. Smith and wife, Karen S. 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:

BEING Lot No. 131 on the Revised Plan of Lots No. 130, 131, 132, 141, 142, 144, Reserved Parcel "C" and a Tract marked "Hermitage Swimming Club, Inc." as shown on the previously recorded plan of Hermitage Hills, Section 12, of record in Plat Book 5210, Page 119, 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 Rayburn Yarborough and wife, LaDonna Yarborough by deed from Stephan P. Weakley, unmarried, of record in Book 10650, Page 797, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 4820, Page 611; amended by Book 4960, Page 506; and Book 4969, Page 667, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 701-703 Linden Green, Hermitage, TN 37076
(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 29th day of January 19 99

Rayburn Yarborough

LaDonna Yarborough

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 Rayburn Yarborough and wife, LaDonna Yarborough

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 29th day of January 1999.

Commission expires March 24, 2001

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC DAVIDSON CO.

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

0542548
IDENTIF. # REFERENCE

99 JAN 29 PM 1:43

BILL GARNER-RT REGISTER
DAVIDSON COUNTY, TN.

8952 01/29 0101 03CHECK 331.05

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 86500.00
CON TX 320.05
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 331.05
CHECK 331.05

01/29/99 01 13:42 0001 8952

99 JAN 29 PM 1:43
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0542548
IDENTIF. & REFERENCE

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1418334