BK 1685 PG 409

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
302 Public Square
Franklin, TN 37064

Map & Parcel 147-9-124

BOOK 11333 PAGE 539

Send Tax Statements To:
Mortgage South Corp.
104 Woodmont Blvd Ste 102
Nashville, TN 37205

Name/Address New Owner:
Douglas C. Smith Jr.
Mary K. Isenberg
5017 Darlington Dr.
Nashville, TN 37211

Name of Mortgagee:
Mortgage South Corp.

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, ANNE STONE CROCKETT, a single person, have bargained and sold and by these presents do transfer and convey unto DOUGLAS C. SMITH, JR., a single person and MARY K. ISENBERG, a single person, their heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Darlington Place, as of record in Plat Book 6200, page 544, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Ann Stone Crockett by deed from Clairmont Investors-Darlington, of record in Book 7564, page 683, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND I DO COVENANT with the said Grantees, his heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 1998 Davidson County property taxes are a lien but not yet due and payable. These taxes have been prorated between the parties as of date of this instrument, with Grantees assuming responsibility for payment of the same.

2. All matters as shown on the Plan of Darlington Place, as of record in Plat Book 6200, page 544, Register's Office of Davidson, Tennessee.

3 A 20-foot permanent sanitary sewer and/or storm drainage easement along the northerly line, in which is located an 8-inch sewer line and a 6-inch water line and, a 20-foot easement for public utilities and drainage purposes along across the northerly portion of said lot, in which is located an 8-inch sewer line, as shown on the Plan of record in Plat Book 6200, page 544, Register's Office for Davidson County, Tennessee.

4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 5679, page 593, Register's Office for Davidson County, Tennessee.

5. Easement of record in Book 2863, page 350, Book 3074, page 300, and Book 3437, page 101, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsover.

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IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 18th day of June, 1998.

Anne Stone Crockett
ANNE STONE CROCKETT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ANNE STONE CROCKETT, a single person, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 18th day of June, 1998.

My Commission Expires:
May 18, 2002

Stephanie C. Shetler
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $154,000.00.

Douglas C. Crockett Jr.
Affiant

Sworn to and subscribed before me on this the 18th day of June, 1998.

My Commission Expires:
May 18, 2002

Stephanie C. Shetler
Notary Public

State of Tennessee, County of WILLIAMSON
Received for record the 24 day of
JUNE 1998 at 8:53 AM. (RECN 273471)
Recorded in official records
Book 1685 Page 409- 410
Notebook 60 Page 116
State Tax $ 569.80 Clerks Fee $ 1.00,
Recording $ 8.00, Total $ 578.80,
Register of Deeds SADIE WADE
Dep. to Register ANGELA WAY

98054719

IDENTIFICATION REFERENCE

99FEB-9 AM10:17

REGISTER
WILLIAMSON COUNTY, TN.

578.80 02/09 0101 CASHIER

10.00