FILE BOX 45

BOOK 11362 PG. 126

L. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON C TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 113,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF Feb. 19 99

Notary Public

MY COMMISSION EXPIRES: 5-28-2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sondra Jill Smith (NAME)	First Republic Mortgage (NAME)	MAP 156-2
960 Beech Bend Drive (ADDRESS)	3212 West End Avenue Suite 500 (ADDRESS)	PARCEL 215
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	BOOK 9D61723

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, Markus A. Hall, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sondra Jill 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. 824 on the plan of Section Four, Harpeth Woods, of record in Book 5200, page 560, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Markus A. Hall, a single person, by deed from Walter K. Pritchett and spouse, Shannon Y. Pritchett of record in Book 9358, page 932, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

Subject to declaration of covenants, conditions, and restrictions of record in Book 6097, page 560, said Register's Office.

The Plan of record in Book 5200, page 560, Register's Office for Davidson County, Tennessee shows an Owners Certificate, a 30 foot minimum building setback line from Front and a 2.5 by 25 foot utility anchor easement located on the Easterly Front corner of said lot. Witness Line runs thru Rear of said lot. Subject to the Flow of Harpeth River along Rear. Scenic Reves Easement along Rear of said lot.

unimproved ( )
This is improved (X) property, known as 960 Beech Bend Drive, Nashville, Tennessee 37221
(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 my hand this 24th day of February, 19 99

Markus A. Hall

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 Markus A. Hall, 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 he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 24th day of February 1999.

Commission expires 5-28-2003

Notary Public

LINDA S. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ 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

STATE OF TENNESSEE
COUNTY OF

On this, _____ day of _____, 19 ____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19 ____

My commission expires _____

_____
Notary Public

99 MAR -2 AM 10:30
MARY L. REGISTER
DAVIDSON COUNTY, TN.
INDEXING & REFERENCE
0656902
2000 03/02 0101 03CHECK
$20.10

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

0554902

IDENTIF. A REFERENCE

99 MAR -2 AM 10:30

REGISTER
DAVIDSON COUNTY, TN.

CAMT	113000.00
CON TX	418.10
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	429.10
CHECK	429.10

03/02/99 01 10:28 0001 2080

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1431268