BOOK 11409 PG. 97

291121 Box 35

# WARRANTY DEED

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.
My Commission Expires SEPT. 5, 2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 183,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF March 1999

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jeffery Trent Smith | Chase Manhattan Mortgage Corporation | MAP 117-7-C |
| (NAME) | (NAME) | |
| 130 Hampton Place | 155 Franklin Rd. | PARCEL 130 CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37215 | Brentwood, Tn. 37027 | |
| (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, Vanessa Bell Brooks, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffery Trent Smith, unmarried

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 130 of Hampton Place Townhomes as shown on the Plan of record in Book 5200, page 421, Regisetr's Office for Davidosn County, Tennessee to wihch Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Vanessa Bell Brooks by deed from Chad D. Givens of record in Book 10411, page 121, said Register's Office.

This conveyance is subject to (a) 1999 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 5200, page 421, said Register's Office; (c) Master Deed and Bylaws of record in Book 5891, page 897, said Register's Office; and (d) Charter of record in Book 5894, page 756, Book 7570, page 314 and Book 7866, page 388, said Register's Office.

unimproved ( )
This is improved ( X ) property, known as 130 Hampton Place, Nashville, Tennessee 37215
(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 26 day of March, 19 99

Vanessa Bell Brooks

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 Vanessa Bell Brooks, unmarried

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 official seal at Nashville, Tennessee, this 26th day of March, 1999.

Commission expires _____

_____
Notary Public

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE Exp. 05/27/2001

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



99 MAR 31 PM 1:00

05680711

IDENTIFICATION REFERENCE

BILL BARRETT
DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.

5957 03/31 0101 03CHECK 600.

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 11409 PG. 99

| | | |
|---|---|---|
| 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 |

05680711

IDENTIFICATION REFERENCE

99MAR31 PM 1:00

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
183000.00
CON TX 677.10
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 688.10
CHECK 688.10

03/31/99 01 12:59 0001 5957

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1445015