BOOK 11418 PG. 799

THIS INSTRUMENT PREPARED BY:

LAWRENCE E. RAMSEY
ATTORNEY AT LAW
507 EAST COLLEGE STREET
DICKSON, TENNESSEE 37055
CLT 2067

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED SEVENTEEN THOUSAND FIVE HUNDRED AND 00/100 ($417,500.00) DOLLARS, cash in hand paid by JACK D. BRANDON, receipt of which is hereby acknowledged, we, STUART W. SMITH and wife, AMY J. SMITH, have bargained and sold, and by these presents do transfer and convey unto the said JACK D. BRANDON, his heirs and assigns, a certain tract or parcel of land as follows:

> Lying and being in Davidson County, Tennessee, being Lot No. 12 on the Plan of Burlington, of record in Book 5200, Pages 403-406, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Stuart W. Smith and wife, Amy J. Smith, by deed from William A. Bell and wife, Sally T. Bell, of record in Book 9052, Page 520, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to Declaration of Covenants, Conditions and restrictions as set forth in Book 5863, Page 796, as amended in Book 6046, Page 134, Book 7570, Page 316, Book 7866, Page 386, and Book 8158, Page 846, and subject to the By-Laws of Burlington Cooperative Corporation as set forth in Book 5863, Page 796, and the Charter as set forth in Book 5869, Page 168; and subject to all matters as shown by plat of record in Plat Book 5200, Page 403, all in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said JACK D. BRANDON, his heirs and assigns, forever. And we do covenant with the said JACK D. BRANDON, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unincumbered except for 1999 Davidson County property taxes which have been prorated and will be paid by Grantees. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said JACK D. BRANDON, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, on this 6th day of April, 1999.

STUART W. SMITH

AMY J. SMITH

0570242
IDENTIFICATION REFERENCE
99 APR -6 PM 4:02
BILL GRAHAM IT REGISTER
DAVIDSON COUNTY, TN.
0211 04/06 0101 03CHECK 1555.75

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, STUART W. SMITH and wife, AMY J. SMITH, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 6th day of April, 1999.

Lori Phillips
NOTARY PUBLIC

My Commission Expires: 7/22/2000

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $417,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Dennis Berry Atty for Grantee
AFFIANT

Sworn to and subscribed to before me this 6th day of April, 1999.

Lori Phillips
NOTARY PUBLIC

My Commission Expires: 7/22/2000

****

Tax Map and Parcel No. 117-09-0-C

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
Mr. Jack D. Brandon
414 Charlesgate Ct
Nashville 37215

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11418 PG. 501

05702 42

IDENTIFICATION REFERENCE

99 APR -6 PM 4:03

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	417500.00
CDN TX	1544.75
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1555.75
CHECK	1555.75

04/06/99 01 16:05 0001 8211

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1447231