60

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BOOK 11429 PG. 126

ADDRESS NEW OWNER:
E. Lee Smith, Jr. et ux
624 Andrew Rucker Lane
Nashville, Tennessee 37211

SEND TAX BILL TO:
Owner

MORTGAGEE:
National Bank of Commerce
221 Fourth Ave. North
Nashville, Tennessee 37219

MAP **141-14**
GROUP **A**
PARCEL **23.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Sunny A.M. Koshy and Tina Y. Tsui, joint tenants with the right of survivorship** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **E. Lee Smith, Jr. and wife, Deb U. 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. 23 on the plan of Thrible Springs Estates, Phase I, of record in Book 7900, page 738, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Sunny A.M. Koshy and Tina Y. Tsui, as joint tenants with the right of survivorship by deed from Charles L. Wilson and wife, Carolyn C. Wilson of record in Book 9849, page 996, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1999 and subsequent years.

This is improved property known as 624 Andrew Rucker Lane, Nashville, Tennessee 37211.

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, GRANTORS do covenant with the said "GRANTEES" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

MAIL ENV.

99 APR 12 PM 6:06
REGISTER
DAVIDSON COUNTY, TN

05733392

WITNESS our hands this the 9th day of April, 1999 BOOK 11429 PG. 127

Sunny A.M. Koshy by Tina Y. Tsui

Sunny A.M. Koshy, by Tina Y. Tsui, as attorney-in-fact

Tina Y. Tsui

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Tina Y. Tsui, individually and as attorney in fact for Sunny A.M. Koshy,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 9th day of April, 1999.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

1625 04/12 0101 03CHECK 832.40

The actual value or consideration, whichever is greater, for this transfer is $222,000.00.

AFFIANT

Subscribed and sworn to before me on this 9th day of April, 1999.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11429 PG. 128

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

0573392

REGISTER'S OFFICE REFERENCE

99 APR 12 PM 6:06

FILED IN THE REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

CAMT
222000.00
CON TX 821.40
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 832.40
CHECK 832.40

04/12/99 01 18:08 0001 1625

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1450613