BOOK 11434 PG. 85

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 952500.00

47

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF April 19 99

Notary Public

MY COMMISSION EXPIRES: 3/23/02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Smotherman	One Stop Mortgage, Inc.	MAP 161-4
(NAME)	(NAME)	
5028 Madeline Drive	3347 Michelson Drive, Suite 300	PARCEL 134
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Irvine, California 92612	5DU43101
(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, Sandra Jean House, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James M. Smotherman and wife, Sandra K. Smotherman

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. 29 on the Map of Fairlane Park, as of record in Book 2331, page 108, Register's Office for said County.

Said Lot No. 29 fronts 122 feet on the east side of Madeline Drive and runs back between lines, 152.8 feet on the north line and 110 feet on the south line to a dead line in the rear which is a broken line, measuring 127.2 feet thereon.

Being part of the property conveyed to Frank Howard House and wife, Margaret P. House, by deed from Fairlane Homes Company of record in Book 2596, page 359, Register's Office for said County; the said Margaret P. House having since died intestate, thereby vesting subject property in Frank Howard House as the survivivng spouse of Margaret P. House and joint tenant by the entirety. The said Frank Howard House, Sr. conveyed a one-half interest in subject property to Sandra Jean House for the purpose of creating a tenancy by the entirety, by deed of record in Book 11075, page 614, Register's Office for Davidson County, Tennessee. The said Frank Howard House, Sr. having since died testate on November 7, 1998, and pursuant to the Last Will and Testament of Frank Howard House, Sr., of record in Will Book _____, page _____, subject property was devised to Sandra Jean House.

The said Sandra Jean House executes this instrument as Executrix and Devisee under the Last Will and Testament of Frank Howard House, Sr., deceased.

Sandra Jean House being one and the same person as Sandra J. House.

3182 04/15 0101 03CHECK 362.50

This is improved (X) property, known as 5028 Madeline Drive, Nashville, TN 37211 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
unimproved ( )

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 2nd day of April, 19 99

X Sandra J. House
Sandra Jean House

X Sandra J. House
Sandra Jean House, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11434 PG. 86

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sandra Jean House

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 Goodlettsville, Tennessee, this 2nd day of April, 19 99.

Commission expires 3/23/02

Notary Public

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

05748 47

IDENTIFICATION REFERENCE

99 APR 15 PM 3:57

BILL GARNER REGISTER
DAVIDSON COUNTY, TN.

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 11434 PG. 87

057484847

IDENTIFICATION/REFERENCE

99 APR 15 PM 3:57

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	95000.00
CON TX	351.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	362.50
CHECK	362.50

04/15/99 01 16:00 0001 3182

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1452150