PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
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Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (mec) Title No: 40816
Dav. Co. File: Box 8

BOOK 11435 PG. 298

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Phillip Nappi Amy Robinson 3617 Valley Vista Rd. Nashville, TN 37205	Guaranty Trust Company 640 Broadmor Boulevard, Ste 100 Murfreesboro, TN 37129

TAX MAP-PARCEL NUMBERS: 104-13-202

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 190000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Josephine Barringer Smith, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Phillip Nappi and Amy Robinson, as joint tennants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 17, Block B on the plan of Bellwood, of record in Book 547, pages 149 & 150, Register's Office for said County.

SAID Lot No. 17, Block B fronts 60 feet on the southwesterly margin of Valley Vista Road and extends back 132.90 feet on the northwesterly line and 126.81 feet on the southeasterly line to a dead line in the rear, measuring 60 feet thereon.

BEING the same property conveyed to Josephine Barringer Smith, unmarried, by deed from Evelyn Elizabeth Ennis Now Known as Elizabeth Ennis Somers, married and husband George F. Somers, Jr. of record in Book 10239, page 29, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999 and subsequent years; The Plan, with owners' certificate, of record in Book 547, pages 149 and 150 shows a 30-foot minimum building setback line from Valley Vista Road; Easement for public utility purposes along the rear line of said lot of record in Book 775, page 75, Register's Office for said County.

This is improved property, known as: 3617 Valley Vista Rd., Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of April, 1999.

Josephine Barringer Smith

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State of Tennessee
County of Davidson

On this 15th day of April, 1999, before me the undersigned authority, personally appeared **Josephine Barringer Smith**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

State of Tennessee
County of Davidson

EXP. 5-28-2000

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 190000.00

Affiant

Sworn and subscribed before me on the 15th day of April, 1999.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

99 APR 16 PM 2:02

BILL GARNER REGISTER
DAVIDSON COUNTY, TN.

0575202

INSTRUMENT # REFERENCE

3763 04/16 0101 03CHECK 714.00

Wldoc: Deed Wty—12/92

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

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0575202

IDENTIF. & REFERENC

99 APR 16 PM 2:03

BILL GARRETT-REGIST
DAVIDSON COUNTY.

		CAMT	
			190000.00
		CON TX	703.00
		PRFEE	1.00
		WDEED	8.00
		CFEE	2.00
		TOTAL	714.00
		CHECK	714.00
04/16/99	01	14:05	0001 3563

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1452525