FIRST TITLE & ESCROW CO., INC.
#16358

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
George E. Mudter, Jr., Atty.
2000 Richard Jones Road, #110
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOSEPHINE BARRINGER SMITH (NAME)	FT MORTGAGE COMPANIES D/B/A FIRST TENNESSEE MORTGAGE CO., INC. (NAME)	MAP 144-10
2156 TIMBERWOOD DRIVE (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 146 (STREET ADDRESS)	PARCEL 49
NASHVILLE, TENNESSEE 37215 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38101 (CITY) (STATE) (ZIP)	FB# FH4395

FOR AND IN 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, CURTIS COLE AND WIFE, VALERIE W. COLE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSEPHINE BARRINGER SMITH, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 67 on the Plan of Chickering Valley, as of record in Plat Book 2331, page 121 thru 123, Register's Office for said county, to which plan reference is made for a more complete description.

Being the same property conveyed to Curtis Cole and wife, Valerie W. Cole by deed from Steven Ira Benn and wife, Jo Ellen Benn of record in Book 10054, page 693, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2331, pages 121 and 123, said Register's Office.

0576219

HOLD FOR REFERENCE

99 APR 20 AM 10:22

FILED & RECORDED
DAVIDSON COUNTY, TN.

BOOK 11438 PG. 548

4659 04/20 0101 03CHECK 936.00

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

unimproved ( )
This is improved (XX) property, known as 2156 Timberwood Drive, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 15th day of April, 1999

Curtis Cole by Valerie W. Cole

CURTIS COLE
BY VALERIE W. COLE AS ATTORNEY-IN-FACT
BY POWER OF ATTORNEY BEING RECORDED SIMULTANEOUSLY HEREWITH

Valerie W. Cole

VALERIE W. COLE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State. _____

Valerie W. Cole

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 15th day of April, 19 99.

My commission expires _____ Notary Public _____

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State. _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

My Commission Expires SEPT. 23, 2000

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Valerie W. Cole, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for the said Curtis Cole and is authorized by the said Curtis Cole to execute this instrument on his behalf.

Witness my hand, at Office, this 15th day of April, 1999.

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

My Commission Expires SEPT. 23, 2000

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00.

Josephine Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April, 1999.

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

Notary Public

My Commission Expires SEPT 23, 2000

WARRANTY DEED

FROM

CURTIS COLE AND WIFE
VALERIE W. COLE

TO

JOSEPHINE BARRINGER SMITH,
UNMARRIED

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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 11438 PG. 556

05762 19

99 APR 20 AM 10:22

CAMT
250000.00
CON TX 925.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 936.00
CHECK 936.00

04/20/99 01 10:24 0001 4659

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1453614