When recorded, mail to:
Premier Title & Escrow, LLC
4301 Hillsboro Rd., Ste. 300
Nashville, TN 37215

BOOK 11438 PG. 750

# WARRANTY DEED

File No: 00291404

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Susan Smith | First Trust Mortgage | Map 104-11-L |
| [NAME] | [NAME] | |
| 2135 Acklen Ave. #1 | P.O. Box 17257 | Parcel 1 |
| [STREET ADDRESS OR ROUTE NUMBER] | [STREET ADDRESS] | |
| Nashville, TN 37212 | Memphis, TN 38187 | |
| [CITY] [STATE] [ZIP] | [CITY] [STATE] [ZIP] | |

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Jack Ratterree, LTD a North Carolina Corporation

have this day bargained and sold, and do hereby transfer and convey unto the said Susan M. Smith, a single person, and Elizabeth H. Smith a single person

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

See Exhibit A

0716 04/20 0:01 03CHECK 406.83

STATE OF North Carolina } The actual consideration or value which ever is greater,
COUNTY OF Mecklenburg } for this transfer is $ 105,900.00

Subscribed and sworn to before me, this the 12th day of April, 1999

Affiant

My Commission Expires: 10-01-2003
[Affix Seal]

Notary Public

unimproved ( )
This is improved ( X ) property known as 2135 Acklen Avenue, #1, Nashville
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 12 day of April, 1999, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jack Ratterree, LTD, A North Carolina Corp

BY: Jack Ratterree, President

BOOK 11438 PG. 751

STATE OF
COUNTY OF

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

_____

_____

the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19 _____.

_____ Notary Public

Commission expires _____

STATE OF North Carolina
COUNTY OF Mecklenburg

Before me, The Undersigned Authority, a Notary Public of the State and County aforesaid, personally appeared Jack Ratterree, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be President of the Jack Ratterree, LTD, A North Carolina Corp, the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as President.

Witness my hand and seal, at office in CCB- Charlotte NC, this 12 day of April, 19 99.

Joe B Pitt Notary Public

Commission expires 10-01-2003

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
414 UNION STREET, SUITE 1800
NASHVILLE, TN 37219

**WARRANTY DEED**

**FROM**

_____

**TO**

_____

_____

Compliments of
**Chicago Title Insurance Company**
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 101, also known as Unit No. 1, on the Plan of Lexington Square as shown as Exhibit "C" to the Master Deed, of record in Book 6523, page 348, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jack Ratterree, Ltd., a North Carolina Corporation, by deed from Jasper C. Ratterree, Jr. and spouse, Sarah H. Ratterree, and Jasper C. Ratterree, III, of record in Book 8209, page 595, Register's Office for Davidson County, Tennessee.

05 0076276
... REFERENCE
APR 20 AM 10:45
... REGISTER
... COUNTY, TN.

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 11438 PG. 753

| | | | | | |
|---|---|---|---|---|---|
| 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 |

05762276

IDENTIFICATION REFERENCE

99 APR 20 AM 10:46

RECEIVED AND RECORDED IN OFFICIAL RECORDS OF DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 105900.00 |
| CON TX | 391.83 |
| PRFEE | 1.00 |
| MIEED | 12.00 |
| CFEE | 2.00 |
| TOTAL | 406.83 |
| CHECK | 406.83 |

04/20/99 01 10:48 0001 4718

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1474673