File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

BOOK 11440 PG. 673

#16377

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
STUART W. SMITH	NEW OWNER	116-10
(NAME)	(NAME)	
403 Ellendale Avenue		115
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205		BM3990
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, JOHN L. SAWYERS AND WIFE, JULIA E. SAWYERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STUART W. SMITH AND WIFE, AMY J. SMITH

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 Lots Nos. 1 and 2 on the Plan of Sawyers Subdivision, as of record in Plat Book 11190, page 29, amended in Book 11371, page 281, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John L. Sawyers and wife, Julia E. Sawyers by deed from Edward J. Childers and wife, Valerie A. Childers of record in Book 4106, page 319, said Register's Office.

This conveyenace is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantees; (2) Easement of record in Book 5799, page 525; and (3) All matters appearing on the Plan of record in Plat Book 11190, page 28, amended in Book 11371, page 281, said Register's Office.

05766672

IDENTIFICATION REFERENCE

99 APR 21 AM 10:23

[illegible] REGISTER
DAVIDSON COUNTY, TN.

5138 04/21 0101 03CHECK 3701.06

unimproved ( )
This is improved (X) property, known as 403 Ellendale Avenue, Nashville, Tennessee 37205

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 20th day of April, 1999

John L Sawyers
JOHN L. SAWYERS

Julia E. Sawyers
JULIA E. SAWYERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN L. SAWYERS AND WIFE, JULIA E. SAWYERS with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 20th day of April, 19 99.

My commission expires _____ Notary Public _____

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 or a constituent 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.

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

My commission expires _____ Notary Public _____

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 23 2000

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 997,312.50

John L Sawyers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF April, 19 99.

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 23. 2000

WARRANTY DEED

FROM

JOHN L. SAWYERS AND WIFE,
JULIA E. SAWYERS

TO

STUART W. SMITH AND WIFE,
AMY J. SMITH

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 11440 PG. 675

05766672

99 APR 21 AM 10:23

CAMT
997312.50
CON TX 3690.06
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 3701.06
CHECK 3701.06

04/21/99 01 10:25 0001 5138

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1475089