[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

John G. Smith and wife	John S. Smith and wife	
Melinda D. Smith	Melinda D. Smith	MAP:105-5
844 Argyle Avenue	1928 20th Avenue S.	
Nashville Tennessee 37203	Nashville TN. 37212	PARCEL: 503.00
		26B

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont] [Boulevard, Suite 115, Nashville, Tennessee 37205 99-03-9367]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, The 844 Argyle Ave. Land Trust, Eckhardt Realty Corporation as Trustee (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto, John G. Smith and wife Melinda D. Smith (The "Grantees"), their heirs and assigns certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit

Land in Davidson County, Tennessee, being Lot No. 30 on the Map of Fairview Addition to Nashville, as of record in Book 57, page 94, Register's office for Davidson County, Tennessee

Said Lot No. 30 fronts 50 feet on the northerly side of Argyle, formerly Fairview, Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to The 844 Argyle Ave. Land Trust, Eckhardt Realty Corporation as Trustee, from Willie R. Gardner, by Warranty Deed as of record in Book 11446, Page 1, for Register's Office for Davidson County Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to:

1. Taxes for the year 1999 and subsequent years.
2. Plan of record in Book 57, page 94, for Register's Office for Davidson County Tennessee..

This is improved property commonly known as 844 Argyle Nashville Tn 37203.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[

[The actual consideration or value, whichever is greater for this transfer is $63,500.00

Affiant

[Subscribed and sworn to before me this 13th day of April, 1999.

Notary Public

[My Commission Expires: 9/23/2000

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

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever. And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 13th day of April, 1999.

The 844 Argyle Ave. Land Trust,

Eckhardt Realty Corporation as Trustee,

Robert J. Notestine, III

STATE OF TENNESSEE}

0475 04/28 0101 03CHECK 245.95

COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert J. Notestine, III, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged himself to be President of Eckhardt Realty Corporation and that he as such President executed the within instrument for the purposes therein contained , by signing the name of the corporation by himself as President..

WITNESS my hand and official seal at Nashville, Tennessee, this 13th day of April, 1999.

NOTARY PUBLIC

My Commission Expires: 9/23/2002

05799827

IDENTIF. & REFERENCE

99 APR 28 PM 3:03

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11451 PG. 878

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

05798827

IDENTIF. A REFERENCE

99 APR 28 PM 3:03

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	63500.00
CON TX	234.95
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	245.95
CHECK	245.95

04/28/99 01 15:05 0001 8475

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1478394