WARRANTY DEED

BOOK 11459 PG. 177

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 104,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April, 19 99

Notary Public

My Commission Expires: March 24, 2001

PATRICIA NICHOLS NOTARY PUBLIC LARGE SEAL DAVIDSON COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Christina Smith	New South Federal Savings Bank	MAP 34-13
(NAME)	(NAME)	
417 Monticello Avenue	1900 Crestwood Blvd	PARCEL 270
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Birmingham, AL 35210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Larry Powell Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christina Smith, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 191 on the Final Subdivision Plat, Phase Two-B, First Revision, Cedar Bluff Subdivision, of record in Book 9700, Page 509, and revised in Book 9700, Page 663, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Larry Powell Builders, Inc. by deed from J. S. Earhart Plumbing, Inc., a Tennessee corporation, of record in Book 11137, Page 274, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Plat Book 9700, Page 509; and Plat Book 9700, Page 663, Register's Office for said County.

05817764

IDENTIFICATION REFERENCE

99 MAY -3 PM 2:46

399.13

unimproved ( )
This is improved (X) property, known as 417 Monticello Avenue, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness my hand this 27th day of April, 19 99

Larry Powell Builders, Inc.

By: Larry W. Powell, President

STATE OF TENNESSEE

COUNTY OF

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

_____

_____

the bargainor _____, 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 _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Larry W. Powell and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Larry Powell Builders, Inc. the within named bargainor, and corporation, and that he as such President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Larry W. Powell as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 27th day of April 1999.

My commission expires March 24, 2001

Patricia Nicholls

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11459 PG. 179

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

05817764

IDENTIFICATION REFERENCE

99 MAY -3 PM 2:46

CONT
104900.00
CO: TX 398.13
PRFEE 1.00
MISCED 8.00
CFEE 2.00
TOTAL 399.13
CHECK 399.13
05/03/99 01 14:50 0001 0546

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1455240