BCx52

WARRANTY DEED

BOOK 11460 PG. 181

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER ~~IS GREATER FOR~~ THIS TRANSFER IS $ 74,900.00

Melanie G Minix
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April 19 99

Brenda L Bateman
Notary Public

MY COMMISSION EXPIRES: 3/10/2003

(NOTARIAL SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melanie G. Minix (NAME)	Guaranty Trust Company (NAME)	142-6A-139CO
810 Bellevue Road #139 (ADDRESS)	640 Broadmor Blvd, Ste 100 (ADDRESS)	
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (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, Renee C. Smith, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melanie G. Minix, 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:

Land in Davidson County, Tennessee, being Building No. 11 Unit No. 139, and Garage No. 1, on the Plan of "Peppertree" Creekside Meadows Condominiums of record in Book 4675, pages 128 through 130, Register's Office for Davidson County, Tennessee, together with all fixtures, appliances, wallcoverings, carpets or other improvements therein and the undivided interest in the common elements appurtenant thereto, all being more particularly described in the Master Deed and By-Laws of record in Book 4834, page 257 through 312, as amended in Book 4984, page 174, Book 5045, page 800, Book 5086, page 80, Book 5259, page 5, Book 6237, page 644, Book 6535, page 723, Book 6535, page 724, Book 6874, page 354, and in Book 7610, page 973, said Register's Office, all to which reference is hereby made for a more complete description of said unit and garage.

Being the same property conveyed to Renee C. Smith, an unmarried person by deed from Janet E. Coscarelli, an unmarried person of record in Book 9854, page 689, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ( )
This is improved (X) property, known as 810 Bellevue Road #139, Nashville, Tennessee 37221
(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 29th day of April 19 99

Renee C. Smith
Renee C. Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Renee C. Smith

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 29th day of April 19 99

Commission expires 3/10/2003

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

0582007
RECEIVED FOR REFERENCE
99 MAY -4 AM 9:26
REGISTER OF DEEDS
WILLIAMSON COUNTY, TN.
$0.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11460 PG. 183

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

CONT	74900.00
CON TX	277.13
PRFEE	1.00
MISC	8.00
CFEE	2.00
TOTAL	288.13
CHECK	288.13

05/04/99 01 09:30 0001 0793

0582007

IDENTIFICATION REFERENCE

99MAY-4 AM 9:26

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1455485