THIS INSTRUMENT PREPARED BY:
J. Michael Morgan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

BOOK 11482 PG. 75

# WARRANTY DEED

Name and Address of New Owner:
Philip Kent Smith and Mari Smith
2630 Forest View Drive
Antioch, Tennessee 37013

Send Tax Bills To:
Columbia National, Inc.
P.O. Box 3050, D1-10
Columbia, Maryland 21046-6050

Street Address of Subject Property:
2630 Forest View Drive
Antioch, Tennessee 37013

Map-Parcel No:
Map 150-05-0
Parcel 019.00

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DENNIS THOMAS LIMON AND WIFE, ELIZABETH ANN LIMON**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **PHILIP KENT SMITH AND WIFE, MARI SMITH**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 234 on the Plan of Section One, Forest View Park, of record in Book 3700, page 109 and 110, Register's Office for said County.

Said Lot No. 234 fronts 82.0 feet on the northwesterly margin of Forest View Drive and extends back 158.0 feet on the northeasterly line and 153.45 feet on the southwesterly line to a dead line in the rear, measuring 97.67 feet thereon.

Being the same property conveyed to Dennis Thomas Limon and wife, Elizabeth Ann Limon by deed from Parco Properties, a Tennessee Partnership, of record in Book 8074, page 318, said Register's Office.

The conveyance of the above described parcel of land is subject to the following:

1. 1999 Metropolitan Davidson County taxes which have been prorated by the parties and assumed by the Grantees;

2. All matters shown on the Plan of record in Book 3700, page 109 and 110, Register's Office for Davidson County, Tennessee; and

3. Restrictive covenants of record in Book 4115, page 674, said Register's Office.

**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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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** our hands this 14th day of May, 1999.

Dennis Thomas Limon
**DENNIS THOMAS LIMON**

Elizabeth Ann Limon
**ELIZABETH ANN LIMON**

**STATE OF TENNESSEE** ]
**COUNTY OF DAVIDSON** ]

On this 14th day of May, 1999, before me personally appeared Dennis Thomas Limon and wife, Elizabeth Ann Limon to me known to be the person(s) described in, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

R W S
Notary Public

My Commission Expires: 1/27/2001

RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
January 27, 2001
STATE OF TENNESSEE

STATE OF TENNESSEE ]
COUNTY OF DAVIDSON ]

The actual consideration or value whichever is greater, for this transfer is $115,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of May, 1999.

NOTARY PUBLIC

My commission expires: 1/27/2001

RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
January 27, 2001
STATE OF TENNESSEE

0587955
RECEIVED FOR REFERENCE
99 MAY 18 AM 8:04
ALL TAXES PAID REGISTER
DAVIDSON COUNTY, TN.
3
7005 05/18 0101 02CHECK TOTO 07/50 5307
05-440-50

# 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 **11482** PG. **78**

0587955

INSTRUMENT # REFERENCE

99 MAY 18 AM 8:05

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CASH

| | |
|---|---|
| | 115000.00 |
| CON TX | 425.50 |
| PRFEE | 1.00 |
| WDEED | 12.00 |
| CFEE | 2.00 |
| TOTAL | 440.50 |
| CHECK | 440.50 |

05/10/99 01 08:09 0001 7085

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

**No.** 1461707