BOOK 11482 PG. 862

0588168

REFERENCE

MAIL ENV.

99 MAY 18 AM 10:01

REGISTER
WILSON COUNTY, TN.

584.50

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Tina L. Smith
4905 Southport Cove
Hermitage, Tennessee 37076

MORTGAGEE:

SEND TAX BILLS:
NEW OWNER

MAP-PARCEL:
Map 98-13
Group B
Parcel 7.00
Field Book #: 4D-95565

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Landmark Homes of Tennessee, Inc., a Tennessee Corporation,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Tina L. Smith, unmarried,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Wilson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 7 on the Plan of Newport, a Planned Unit Development, as shown by plat of record in Plat Book 9700, page 568, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to Landmark Homes of Tennessee, Inc. a Tennessee Corporation, by deed from Newport, LLC, as of record in Book 11262, page 84, Register's Office for Davidson County, Tennessee.

This is improved property known as 4905 Southport Cove, Hermitage, Tennessee, 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 10778, page 1, and easements and covenants and conditions as shown on the Plan of record in Plat Book 9700, page 568, all of record in Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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, successors 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 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 plurai, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 30th day of April, 1999.

LANDMARK HOMES OF TENNESSEE, INC.

BY: _____
GARY WISNIEWSKI, PRESIDENT

STATE OF TENNESSEE)
COUNTY OF WILSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared GARY WISNIEWSKI, 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 (or other officer authorized to execute the instrument) of the LANDMARK HOMES OF TENNESSEE, INC., the within named bargainor, a corporation, and that he as such PRESIDENT executed the foregoing Warranty Deed for the purposes therein contained, by signing the name of the corporation by himself as PRESIDENT.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 30th day of April, 1999.

_____
NOTARY PUBLIC

SEAL ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TN

My Commission Expires: 10/30/99

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $65,000.00.

_____
AFFIANT

Subscribed and sworn to before me
this 30th day of April, 1999.

_____
NOTARY PUBLIC

SEAL ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TN

My Commission Expires: 10/30/99.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11482 PG. 864

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

05881168

USE IN ALL CORRESPONDENCE

99 MAY 18 AM 10:01

REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	155000.00
CON TX	573.50
PRFEE	1.00
WREED	8.00
CFEE	2.00
TOTAL	584.50
CHECK	584.50

05/18/99 01 10:04 0001 7299

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1461920