BOOK 11485 PG. 116
99MAY 19 PM 1:22
CHL REGISTER
DAVIDSON COUNTY, TN.
U5887I2
IDENTIFICATION REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (sk) Title No: 40405
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Mary Ruth Martin 2231 Warfield Lane Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 117-14-76 07DA 37380

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 215,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Melissa B. Smith, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mary Ruth Martin,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 15 on the Plan of Sugar Tree Subdivision , as of record in Book 1424, page 100, said Register's Office.

SAID Lot No. 15 fronts 91 feet on the southerly side of Warfield Lane and runs back between parallel lines 220 feet to a dead line.

BEING the same property conveyed to Melissa B. Smith, by deed from Alice R. Bell, a single person, of record in Book 9389, page 158, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1424, Page 100, said Register's Office, which Plan shows a 75 foot minimum building setback line from Warfield Lane and 10 foot easement for public utility purposes along the rear line(s).

Mark Smith, the spouse of Melissa B. Smith, joins in this conveyance solely to convey any marital interest he may have in subject property.

This is improved property, known as: 2231 Warfield Lane, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and

representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of May, 1899.

Melissa B. Smith

Melissa B. Smith

Mark Smith

Mark Smith

State of Tennessee
County of Davidson

On this 18th day of May, 1999, before me the undersigned authority, personally appeared **Melissa B. Smith and Mark Smith**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY BILLINGSLEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 215,000.00

Affiant

Sworn and subscribed before me on the 18th day of May, 1999.

My Commission Expires: _____

CHRISTY BILLINGSLEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

Notary Public

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 11485 PG. 118

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BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIVED $ 7.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1462504