THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

mail

BOOK 11489 PG. 183

OUR FILE NUMBER: R-8510L

MAP/GROUP/PARCEL
83-4/031.00

NEW OWNER'S NAME AND ADDRESS:
Patricia J. Buell, an unmarried woman
2105 Rosecliff Drive
Nashville, Tennessee 37216

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, Walter David Smith, an unmarried man, and James Thomas Smith, an unmarried man, hereinafter called Grantors, do hereby transfer and convey unto Patricia J. Buell, an unmarried woman. her heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee,

BEING Lot No. 5 on the Plan of Corder Heights Subdivision, of record in Plat Book 1835, Page 77, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

The subject property is improved property commonly known as 2105 Rosecliff Drive, Nashville, Tennessee.

BEING the same property conveyed to grantors herein by deed of record in Book 6435, Page 178, Register's Office for Davidson County, Tennessee. The life tenant, James B. Smith, is deceased. The subject property was never occupied as a place of residence by grantors or any member of their immediate family, the property having been conveyed to them by James B. Smith, their father.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenant with grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Walter David Smith

James Thomas Smith

0589904
REFERENCE

99 MAY 21 PM 1:03
REGISTER
DAVIDSON COUNTY, TN.

288.50

STATE OF TENNESSEE
COUNTY OF Lawrence

PERSONALLY appeared before me, the undersigned authority, Walter David Smith, with whom I am personally acquainted, and made oath that he executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE this the 12th day of May, 1999.

Jackie D Walker
NOTARY PUBLIC

MY COMMISSION EXPIRES:
6-15-2001

STATE OF TENNESSEE
COUNTY OF Lawrence

PERSONALLY appeared before me, the undersigned authority, James Thomas Smith, with whom I am personally acquainted, and made oath that he executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE this the 12th day of May, 1999.

Jackie D Walker
NOTARY PUBLIC

MY COMMISSION EXPIRES:
6-15-2001

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $75,000.00.

Thomas J Smith
AFFIANT

Sworn to and subscribed before me, this the 11th day of May, 1999.

Janet L Adams
NOTARY PUBLIC

My Commission Expires:
4-15-2000

JANET L ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

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

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0589904

IDENTIFICATION REFERENCE

99 MAY 21 PM 1:03

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CMRT	77000.00
CONVTX	277.50
PRFEE	1.00
MISCEL	8.00
CFEE	2.00
TOTAL	288.50
CHECK	288.50

05/21/99 03 13:07 0001 9183

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1463785