BOOK 11495 PG. 271

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 79,000.00

Russell S. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF May 19 99

Notary Public

MY COMMISSION EXPIRES: 4-27-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Russell S. Smith (NAME)	SOUTHEASTERN MORTGAGE (NAME)	MAP 21
6451 Clarksville Pike (ADDRESS)	115 29th Avenue, South (ADDRESS)	PARCEL 68
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (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, James L. Dowlen, Jr. and wife, Lorie M. Dowlen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Russell S. Smith

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:

Being Part of Lot No. 30 on the Map of The Garrett Plan of Ridge Lands, located on Clarksville Pike, and described according to a copy of a survey made April 29, 1953, by J. P. Gallaher as follows:

Beginning at an intersection of U.S. Highway 41-A and the Old Nashville and Clarksville Pike at point in the south line of said Highway 41-A, and running with the middle of the Nashville and Clarksville Pike South 51 Deg. East 26-14/25 poles (436.24 feet) to a stake in the middle of said pike; thence North 12 Deg. East 12-11/25 Poles (205.26 feet) to a stake in the South line of U.S. Highway 41-A; thence with the South line of said Highway, North 80 Deg. West 23-3/5 Poles (389.4 feet) to the beginning.

Being the same property conveyed to James L. Dowlen, Jr. and wife, Lorie M. Dowlen by deed from Pearline Felts, unmarried, of record in Book 9747, Page 468, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 6451 Clarksville Pike, Joelton, TN 37080
(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 our hand S this 21st day of May, 19 99

X James L. Dowlen, Jr.
James L. Dowlen, Jr.

X Lorie M. Dowlen
Lorie M. Dowlen

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James L. Dowlen, Jr. and wife, Lorie M. Dowlen

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 21st day of May, 1999

Commission expires 11-22-99

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

05916682
INDEXING REFERENCE
99 MAY 26 PM 1:59
REGISTER
DAVIDSON COUNTY, TN.
1068 05/26 0101 03CHECK 303.30

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11495 PG. 273

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

0591682

REGISTER'S OFFICE REFERENCE

99 MAY 26 PM 1:59

REGISTER
DAVIDSON COUNTY, TN.

CAMT	79000.00
CON TX	292.30
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	303.30
CHECK	303.30

05/26/99 01 14:02 0001 1068

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1465646