FILE BOX 45

WARRANTY DEED

BOOK 11498 PG. 303

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 101,000.00

Tyron Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF May 19 99

Patricia Nichols
Notary Public

MY COMMISSION EXPIRES: 3/24/01
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE

DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tyrone Smith	Guaranty Trust Company	MAP 50-7
(NAME)	(NAME)	
3856 Northbrook	640 Broadmor Blvd., Suite 100	PARCEL 127
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(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, Buddy Dunn Contractors, L.P.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tyrone Smith and wife, Theresa 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 Lot No. 21, on the Plan of Northbrook Subdivision, Phase Two, of record in Plat Book 9700, Page 769, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Buddy Dunn Contractors, L.P. by deed from Roy C. Flowers, of record in Book 9834, Page 221, Register's Office for said County.

05923359
99 MAY 27 PM 4:20
ALL TAXES PAID
REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 3856 Northbrook, Nashville, TN 37207
(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 my hand this 24th day of May, 19 99

Buddy Dunn Contractors, L.P.
By: George Dunn
George Dunn, Partner

BOOK 11498 PG. 304

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared George Dunn and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Partner and _____ respectively of the Buddy Dunn Contractors, L.P. the within named bargainor, ~~a corporation~~, and that he as such Partner 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 George Dunn as such Partner, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 24th day of May 19 99

My commission expires 3/24/01

Patricia Nichols

Notary Public

NICHOLLS NOTARY PUBLIC LARGE DAVIDSON COUNTY TENN.

1767 05/27 0101 03CHECK 384.70

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 11498 PG. 305

0592359

IDENTIFICATION REFERENCE

99MAY27 PM 4:20

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	101000.00
CON TX	373.70
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	384.70
CHECK	384.70

05/27/99 01 16:23 0001 1767

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1466337