3

WARRANTY DEED

TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

EHL-99-1571

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER FOR THIS TRANSFER IS $ 124,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
17th DAY OF May 19 99

Notary Public

MY COMMISSION EXPIRES: 3/23/2002
(AFFIX SEAL)

1310 Memorial Blvd., Springfield, TN 37172
122 Heritage Park Dr., Ste. 200, Murfreesboro, TN 37129
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W, Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard. Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jess Fairbanks	Homeside Lending, Inc.	87-5-A-136 CD
(NAME)	(NAME)	
4064 Farmingham Woods Drive	8880 Freedom Crossing Trail	
(ADDRESS)	Jacksonville, FL (ADDRESS) 32256	
Hermitage, Tennessee 37076		
(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, Donald L. Smith and wife, Jane L. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jess Fairbanks and Carole S. Fairbanks, Husband and Wife

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. 164 on the Plan of Farmingham Woods, Phase II, as shown by plat of record in Plat Book 7900, page 554, of the Register's Office of 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 Donald L. Smith and wife, Jane L. Smith by deed from Jeffrey A.Flemming and wife, Lisa L. Flemming and Robert E. Flemming, Sr. of record in Deed Book 10275, page 583, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Deed Book 8238, page 176, Book 8351, page 533,(1st Amd), Bookd 8432, pge 784 (Supp. Dec), Book 8424, page 426(Supp. Dec.), Book 8447, page 635(3rd Amend); Book 8702, page 528(2nd De. of Cov.); Book 9006, page 414(4th Supp. Dec.) - Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 4064 Farmingham Woods Drive, Hermitage, Tennessee 37076
(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 17th day of May, 19 99

Donald L. Smith by Jane L. Smith attorney in fact
Donald L. Smith

Jane L. Smith
Jane L. Smith

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 Jane L. Smith

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that She executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this 17th day of May, 1999.

Commission expires 3/23/2002

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

STATE OF Tennessee
COUNTY OF Davidson

On this the 17th day of May, 1999, before me personally appeared Jane L. Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Donald L. Smith, and who acknowledged that Donald L. Smith executed the same as the free act and deed of the said she by virtue of that Power of Attorney, duly executed by the said Donald L. Smith and appearing of record in Book 11515, page 741, of the Register's Office of Davidson County, TN.

Witness my hand and official seal at Hermitage, TN, this 17th day of May, 1999.

My Commission Expires: 3/23/2002

Notary Public

TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

99 JUN-7 PM 3:17

DAVIDSON COUNTY, TN.

05966696

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 122 Heritage Park Dr., Ste. 200, Murfreesboro, Tennessee 37130
- ☒ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☐ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

(6/00) 3345

471-65

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 11515 PG. 744

05966696

IDENTIFICATION REFERENCE

99 JUN -7 PM 3:17

REGISTER
DAVIDSON COUNTY, TN.

CAMT
124500.00
CON TX 460.65
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 471.65
CHECK 471.65

06/07/99 01 15:20 0001 6345

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1470833