STATE OF TENNESSEE
COUNTY OF DAVIDSON

99-2246

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,900.00

Jerry C. Smartt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF June, 19 99.

Janis L. Duree
Notary Public Janis L. Duree

MY COMMISSION EXPIRES: 5/20/2002

BOOK 11518 PG. 15

THIS INSTRUMENT WAS PREPARED BY
Escrow Corporation, 131 Indian Lake Road, Suite 203, Hendersonville, Tennessee 37075

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry C. Smartt	New South Federal Savings Bank	53-16
(NAME)	(NAME)	
1020 Donoho Drive	1900 Crestwood Boulevard	299
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Old Hickory, TN 37138	Birmingham, AL 35210	LW 10414
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, J & M Homebuilders, Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry C. Smartt and wife, Deborah C. Smartt

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. 43 on the Plan of Jackson's Landing Estates, Section Two, of record in Plat Book 8250, page 975, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being part of the same property conveyed to J & M Homebuilders, Inc., a Tennessee corporation, by deed of record in Book 11309, page 454, Register's Office for Davidson County, Tennessee.

This is improved property known as 1020 Donoho Drive, Old Hickory, TN 37138

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 their hands this 4th day of June, 19 99.

J & M Homebuilders, Inc.

Joe L. Wall
President

99-2246

BOOK 11518 PG. 16

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Janis L. Duree, a Notary Public within and for the State and County aforesaid, personally appeared Joe L. Wall and _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the President and _____ respectively of the J & M Homebuilders, Inc. the within named bargainor, a corporation, and that (he / they) as such President and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Joe L. Wall as such President and attesting the same be the said _____ as such _____.

Witness my hand and official seal at office at Goodlettsville Tennessee on this the 4th day of June, 19 99.

My commission expires 5/20/2002

Notary Public Janis L. Duree

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Janis L. Duree, a Notary Public in and for said County and State, the within named J & M Homebuilders, Inc., a Tennessee corporation 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 4th day of June, 19 99.

My commission expires 5/20/2002

Notary Public Janis L. Duree

059734 2

REFERENCE

99 JUN -8 PM 1:06

REGISTER
DAVIDSON COUNTY, TN.

7061 06/08 0101 03CHECK 454.63

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11518 PG. 17

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

0597342

99 JUN -8 PM 1:06

REGISTER
DAVIDSON COUNTY, TN.

			CAMT	
				119900.00
			CON TX	443.63
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	454.63
			CHECK	454.63
06/08/99	01	13:09	0001	7061

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1471540