File in Box No. 19 B

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE 99-7-21-B

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 151,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: May 28, 2003

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHELLE TERRELL	PHH MORTGAGE SERVICES CORPORATION	MAP 128-03-0-A
(NAME)	(NAME)	
404 Cedar Forest Drive	3000 Leadenhall Rd.	PARCEL 028CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Mt. Laurel, New Jersey 08054	FB #08D-65259
(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, DWAYNE A. SMITH AND WIFE, CHRISTY H. LONG SMITH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHELLE TERRELL AND KELLY J. MONROE, BOTH UNMARRIED

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:

LAND in Davidson County, Tennessee, being Lot No. 28 on the First Revision of Cedar Forest Subdivision, a Planned Unit Development, of record in Book 6900, Page 383, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

$71.55

BEING the same property conveyed to Dwayne A. Smith and Christy H. Long, both unmarried, by Deed from Darrell Wayne Shelton and wife, Caroline Dowlen Shelton, of record in Book 9426, Page 89, Register's Office for Davidson County, Tennessee. The parties having since married and Christy H. Long now being Christy H. Long Smith.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 6925, Page 751, as amended in Book 7163, Page 686, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

99 JUL 26 PM 1:40

BILL GARNETT REGISTER DAVIDSON COUNTY, TN.

IDENTIF. → REFERENCE 061 15791

unimproved ( )
This is improved (X) property, known as 404 Cedar Forest Drive, Nashville, TN 37221
(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 July 1999

Dwayne A. Smith

DWAYNE A. SMITH

Christy H. Long Smith

CHRISTY H. LONG 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 DWAYNE A. SMITH AND WIFE, CHRISTY H. LONG SMITH

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 Brentwood, Tennessee, this 21st day of July 19 99.

Commission expires May 28, 2003

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_____.

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires _____

_____
Notary Public

DCTN01WC

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11587 PG. 610

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

0615791

IDENTIF. ↑ REFERENCE

99 JUL 26 PM 1:40

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CHK	
	151500.00
CON TX	560.55
PRFEE	1.00
MISC	5.00
CFEE	2.00
TOTAL	571.55
CHECK	571.55

[illegible] 13:45 1001 6918

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1495197