Maximum Principal Indebtedness For Tennessee Recording Tax Purpose Is $ 62,500.00

prepared by
RETURN TO:
TRANSCONTINENTAL TITLE CO.
LAKEVIEW RIDGE 11
2630 ELM HILL PIKE, SUITE 100
NASHVILLE, TN 37214

63

STATE OF TENNESSEE
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $ 62,500.00

BOOK 11593 PG. 768

Jenny Loftis
Affiant

Subscribed and sworn to before me, this 16th day of July, 1999.

My commission expires: 5/20/02

J. Smith
Notary Public

WARRANTY DEED

Address of New Owner & Send Tax Bills to:	**Prepared By:** Linda R. Kosack, Atty. 8109 Wikle Road, East Brentwood, TN 37027
1014 PATIO DRIVE NASHVILLE, TN 37214	**Return To:** TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no. 108-03-0/110.00

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

JIM B. SMITH

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

LADEMA DUNCAN

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

BEING LOT 114-A, ON THE ZONE LOT DIVISION OF PATIO VILLA, SECTION 6, OF THE RECORD IN PLAT BOOK 6250, PAGES 570 AND 571, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JIM B. SMITH, BY DEED FROM HAROLD REEVES, TRUSTEE, DATED AUGUST 19, 1985, AND RECORDED AUGUST 21, 1985 IN BOOK 6635, PAGE 251, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

And being further conveyed to Ladema Duncan by Warranty Deed being recorded simultaneously herewith.

Property Address: 1014 PATIO DRIVE, NASHVILLE, TN 37214

07/26/99 0101 03CHECK 242.25

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 11593 PG. 769

061742

IDENTIF. & REFERENCE

99 JUL 29 AM 8:57

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

This conveyance is made subject to:

1. 19___ taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book _____, page _____, Register's Office for said County.

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 numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 16th day of July, 1999.

Jim B Smith

Dorothy P. Smith

State of Tennessee
County of Davidson

On this 16th day of July, 1999, before me personally appeared Jim B. Smith and Dorothy P. Smith to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal,
My Commission expires:

5/20/02

D L Smith
Notary Public

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.

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

06117425

IDENTIF. ↑ REFERENCE

99 JUL 29 AM 8:57

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

BOOK 11593 PG. 770

CAMT	62500.00
CON TX	231.25
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	242.25
CHECK	242.25

07/29/99 01 09:02 0001 8707

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1496960