BOOK 11597 PAGE 26 FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF July 19 99

Notary Public

MY COMMISSION EXPIRES: ~~January 26, 2002~~ 5/25/2003
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN. ANITA LEGG

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
Lynda K. Pearson	Bank of America, N.A., A D/B/A	MAP 63 16-0-A
(NAME)	(NAME)	
793 Jaywood Drive	P.O. Box 35140	PARCEL 51 CO
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Louisville, KY 40232	
(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, Dorothy Downs Smith, a married person (formerly known as Dorothy Downs)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lynda K. Pearson, 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:

BEING Lot No. 58, on the Plan of Hampton Park (formerly Chitwood Downs), a Planned Unit Development, of record in Plat Book 6900, Page 405; amended in Book 6900, Pages 550 thru 552; corrected in Book 7462, Page 445; and amended in Book 8181, Page 112, 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 Dorothy Downs, unmarried by deed from Herschell Pruett, d/b/a Chase Construction Company, of record in Book 8412, Page 63, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 7351, Page 852; Book 7451, Page 739; Book 8336, Page 393; Book 8207, Page 276; Book 8951, Page 797; and Book 7431, Page 204, said Register's Office.

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

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ( )
This is improved (X) property, known as 793 Jaywood Drive, Old Hickory, TN 37138
(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 29th day of July, 19 99

Dorothy Downs Smith

07/30 0101 02CHECK 418.00

FILE BOX 45

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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 Dorothy Downs Smith, a married person

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 Nashville, Tennessee, this 29th day of July, 19 99.

Commission expires ~~January 26, 2002~~ 5/25/2000

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 _____ 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

06118328
IDENTIF. & REFERENCE

99 JUL 30 PM 3:43

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

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

0618328

IDENTIF. A REFERENCE

99 JUL 30 PM 3:44

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

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CAMT
110000.00
CON TX 407.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 418.00
CHECK 418.00

07/30/99 01 15:49 0001 9675

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1497915