WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF AUGUST, 19 99

Notary Public

My Commission Expires: 8-5-02
(AFFIX SEAL)

HENRY E. RAGLE, IV
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires AUG. 5, 2002

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THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVE. SUITE 210, FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Rickey D. Smith, unmarried 423 North 15th Street Nashville, TN 37206	Chase Manhattan Mortgage 700 Kansas Lane, Suite B Monroe, LA 71201	Map 83-5 Parcel 433

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **MICHAEL G. SMITH, UNMARRIED**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **RICKEY D. SMITH, UNMARRIED**, hereinafter called Grantee, 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 "B" on the Map of the Survey of the J. J. Tamble Tract, as record in Book 421, page 29, Register's Office for Davidson County, Tennessee.

Said Lot "B" fronts 50 feet on the Easterly side of North 15th Street, formerly Bramblett Street, and runs back between parallel lines 200 feet to an alley.

Being the same property conveyed to Michael G. Smith, unmarried, by warranty deed from Michael W. Corley and wife, Linda C. Corley, of record in Book 9836, Page 632, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes for the year 1999 and subsequent, a lien which are not yet due and payable.

All matters of record in Book 421, page 29, Register's Office for Davidson County, Tennessee.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as 423 North 15th Street, Nashville, TN 37206.

99 AUG 19 PM 4:12
RECEIVED
WILLIAMSON COUNTY, TN.
REGISTER

99026531
MAIL TAX BILL & REFERENCE

N51683

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 person 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 9TH. day of AUGUST, 1999.

Michael G. Smith

Michael G. Smith

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8450 08/19 0101 03CHECK 565.63

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, Michael G. Smith, unmarried, within named bargainors, 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, in Franklin, Tennessee, the 9TH. day of AUGUST, 1999.

Notary Public

My commission expires: 8-5-02

HENRY E. RAGLE, IV
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires AUG. 5, 2002

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

062653 I
IDENTIF. & REFERENCE
99 AUG 19 PM 4:12
REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	149900.00
CON TX	554.63
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	565.63
CHECK	565.63

08/19/99 01 16:11 0001 8450

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1504479