PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (gj) Title No: 41203
Dav. Co. File: Box 8

99 AUG 25 AM 11:24

REGISTER
DAVIDSON CO. TN.

0628314

IDENTIFICATION REFERENCE

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Susan R. Riestra 7113 River Park Court Nashville, TN 37221	Bank of America 6200 Gateway Cypress, CA 90630-6013

TAX MAP-PARCEL NUMBERS: 155-3-B-7

WARRANTY DEED

0389 08/25 0101 03CHECK 840.00

FOR AND IN CONSIDERATION of the sum of **$ 170000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Larry Bryan Smith and spouse, Karyn Beth Smith,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Susan R. Riestra,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 7 on the Plan of River Park Estates of record in Book 6250, page 658, Register's Office for said County.

SAID Lot No. 7 fronts 52.95 feet on the northwesterly margin of River Park Court and extends back 142.05 feet on the northeasterly line and 134.64 feet on the southwesterly line to a dead line in the rear, measuring 94.35 feet thereon.

BEING the same property conveyed to Larry Bryan Smith and wife, Karyn Beth Smith by deed from Kelly M. Ross and wife, Carla M. Ross of record in Book 8732, page 787, Register's Office for said County.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6250, Page 658, said Register's Office, which Plan shows a 20 foot minimum building setback line from River Park Court, together with additional setback designations and a 10 foot easement for public utility and drainage purposes along the rear and northeasterly lines of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 6672, page 600, Book 6980, page 375, Book 6980, page 377, Book 7155, page 844, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 7113 River Park Court, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of August, 1999.

Larry Bryan Smith

Karyn Beth Smith

State of Tennessee
County of Davidson

On this 24th day of August, 1999, before me the undersigned authority, personally appeared **Larry Bryan Smith** and **Karyn Beth Smith**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 170000.00

Affiant

Sworn and subscribed before me on the 24th day of August, 1999.

Notary Public

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11633 PAGE 942

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

06283114

REGISTER'S REFERENCE

99 AUG 25 AM 11:24

REGISTER
DAVIDSON COUNTY, TN

CAMT
170000.00
CON TX 629.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 640.00
CHECK 640.00

08/25/99 01 11:24 0001 0389

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1508478