Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #99-1526

WARRANTY DEED

BOOK 11634 PAGE 718

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Frances B. Duvall, and husband, Richard M. Duvall, hereinafter called the Grantor, has bargained and old, and by these presents does hereby transfer and convey unto John G. Smith, and spouse, Melinda D. Smith, 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. 2 on the Plan of Lenox Place, as of record in Book 161, Page 171, Register's Office for Davidson County, Tennessee, along with the northerly 6 feet of Lot 3. The subject property fronts a total of 56 feet on the west side of 18th Avenue, South and goes back between parallel lines 141 feet to an alley on the rear measuring 56 feet thereon.

Being the same property conveyed to Frances B. Duvall by Quitclaim Deed from Richard M. Duvall of record in Book 9086, Page 50, Registers office for said County.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

This is improved property, known as: 2001 18th Avenue S., Nashville TN 37212.

CLERK & MASTER
DAVIDSON COUNTY, TN.
99 AUG 25 PM 2:50
CLERK'S CERTIFICATE
062850

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 20th day of August, 1999

Frances B. Duvall

Richard M. Duvall

State of Tennessee)
County of Davidson)

On this 20th day of August, 1999, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Frances B. Duvall and Richard M. Duvall, the bargainor(s), 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.

Notary Public

My Commission Expires: 3/23/02

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires

0583 08/25 0101 03CHECK 469.80

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 124,000.00.

Affiant

Sworn and subscribed before me on this the 20th day of August, 1999.

Notary Public

My Commission Expires: 3/23/02

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
John G. Smith 2001 18th Avenue S. Nashville, TN 37203	OWNER	104-12-219

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11634 PAGE 720

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

0628504

IDENTIFICATION REFERENCE

99 AUG 25 PM 2:50

DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.

CAMT	124000.00
CON TX	458.80
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	469.80
CHECK	469.80

08/25/99 01 14:50 0001 0583

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1508672