WARRANTY DEED

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 1999.

Notary Public

MY COMMISSION EXPIRES: May 28, 2003.
(AFFIX SEAL)

TAMMY JONES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BOOK 11644 PG. 709

My Commission Expires MAY 28, 2003

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen A.L. Richardson	Union Planters Bank, N.A.	MAP 5360B
(NAME)	(NAME)	
2521 Park Green Lane	P.O. Box 3137	PARCEL 430000
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Memphis, TN 38173-0137	
(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, Jeffrey D. Smilanich and wife, Jill R. Smilanich, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen A.L. Richardson and wife, Margaret E. Richardson, 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. 240, on the plan of Phase 4-A, Waterford Subdivision, of record in Plat Book 7900, Page 596, 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 Jeffrey D. Smilanich and wife, Jill R. Smilanich, by deed of record in Book 10438, Page 737, Register's Office for Davidson County, Tennessee.

unimproved
This is improved X property, known as 2521 Park Green Lane, 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.

06311192

RECEIPT # & REFERENCE

99 SEP -1 PM 2:06

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

3492 09/01 0101 03CHECK 432.80

Witness my/our hand(s) this 30th day of August, 1999.

FILE BOX 45

Jeffrey D. Smilanich

Jill R. Smilanich

BOOK 11644 PG. 710

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeaared before me, the undersigned, a Notary Public in and for said County and State , the within named Jeffrey D. Smilanich and wife, Jill R. Smilanich 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 at Nashville, Tennessee this 30th day of August, 1999.

Commission expires: May 28, 2003

TAMMY L. JONES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

TAMMY L. JONES Notary Public

My Commission Expires MAY 28, 2003

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

BOOK 11644 PG. 711

063192

IDENTIF. & REFERENCE

99 SEP -1 PM 2:07

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

	CAMT
	113999.00
CON TX	421.80
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	432.80
CHECK	432.80

09/01/99 01 14:06 0001 3493

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1511539