0631894

IDENTIF. & REFERENCE

BOOK 11647 PAGE 787

99 SEP -2 PM 2:28

REGISTER
DAVIDSON COUNTY, TN.

FILE BOX 45

Seller: DUNAWAY
Order No.: 133016

Data ID: 18202
Job No.: 9643

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:

Donald W. Smith
(Name)
3113 Roundwood Forest Lane
(Street Address or Route Number)
Antioch, TN 37013
(City) (State) (Zip)

SEND TAX BILL TO: MAP PARCEL NUMBERS

First Trust Mortgage Company
(Name)
P.O. box 17257
(Street Address)
Memphis, TN 38187-0257
(City) (State) (Zip)

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars and other good and valuable consideration paid to MERVIN ALTON DUNAWAY AND GLENDA SUE DUNAWAY (hereinafter referred to as Grantor, whether one or more) by RONALD W. SMITH

(hereinafter referred to as Grantee, whether one or more), Grantors have this day bargained and sold, and does hereby transfer and convey unto the Grantee herein, his successors, heirs and assigns, certain real property in Davidson County, Tennessee, as follows, to-wit:

SEE EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

The above legal description includes memberships and/or ownerships of non-municipal water and/or sewer systems, if any.

TAX PARCEL NO.: 150-10-145

unimproved ( )
This is improved (X) property, known as 3113 ROUNDWOOD FOREST LANE
(House Number) (Street) (P.O. Address)
ANTIOCH, TN 37013
(City or Town)

This conveyance is made and accepted subject to the lien for current taxes and other assessments and all valid and subsisting restrictions, reservations, conditions, limitations, encumbrances, covenants, exceptions and easements as may appear of record, if any, affecting the above described property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in **fee simple**, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

The singular number shall include the plural, the plural the singular, and use of any gender shall be applicable to all genders.

Prepared in the Law Office of: James P. Lazar, P.C., 5949 Sherry Lane, Suite 111, Dallas, Texas 75225

[Continued]

RECORDED 99 SEP -2 PM 2:28 DAVIDSON COUNTY 475.50

Seller: DUNAWAY
Order No.: 133016

Data ID: 18202

Witness our hands this 12th day of August, 1999, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Glenda S. Dunaway
GLENDA SUE DUNAWAY—Grantor

Mervin Alton Dunaway
MERVIN ALTON DUNAWAY—Grantor

STATE OF Tennessee }
}
COUNTY OF Davidson }

Personally appeared before me, Emmanuel L. Esquena, a Notary Public in and for said County and State, MERVIN ALTON DUNAWAY, the within named bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville TN, this 12th day of August, 1999.

My Commission Expires: My Commission Expires Sept. 29, 2001

Notary Public

STATE OF Tennessee }
}
COUNTY OF Davidson }

Personally appeared before me, Emmanuel L. Esquena, a Notary Public in and for said County and State, GLENDA SUE DUNAWAY, the within named bargainor, with whom I am personally acquainted (or proven 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 TN, this 12th day of August, 1999.

My Commission Expires: My Commission Expires Sept. 29, 2001

Notary Public

I hereby swear or affirm that the actual consideration for this transfer of property or interest in property is $ 124,500.00 which amount is equal to or greater than that which the property or interest would command at a fair or voluntary sale.

Mervin Alton Dunaway
MERVIN ALTON DUNAWAY—Grantor

Glenda Sue Dunaway
GLENDA SUE DUNAWAY—Grantor

STATE OF Tennessee }
}
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED TO BEFORE ME this the 12th day of August, 1999.

(Affix Seal)

My commission expires: My Commission Expires Sept. 29, 2001

Notary Public

Seller: DUNAWAY
Order No.: 133016

Data ID: 18202

BOOK 11647 PAGE 789

EXHIBIT "A"

LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 50 ON THE PLAN OF ROUNDWOOD FOREST SUBDIVISION, SECTION 2, OF RECORD IN PLAT BOOK 6250, PAGE 548 AND 549, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MERVIN ALTON DUNAWAY AND WIFE, GLENDA SUE DUNAWAY BY DEED FROM WILLIAM WOOD AND WIFE CAROLYN WOOD OF RECORD IN BOOK 9556 PAGE 976 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

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

0631894

IDENTIFICATION REFERENCE

99 SEP -2 PM 2:28

PAUL BARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11647 PAGE 790

[illegible]	124500.00
[illegible] TX	460.65
[illegible]	[illegible]
[illegible] TX	460.65-
CO TX	460.65
PRFEE	1.00
[illegible]	12.00
CFEE	2.00
TOTAL	475.65
CHECK	475.65

09/02/99 01 14:28 0001 4227

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1512264