Maximum Principal Indebtedness
For Tennessee Recording Tax
Purpose is $ 83,000 — TN I 10996

Prepared by
RETURN TO:
TRANSCONTINENTAL TITLE CO
LAKEVIEW RIDGE II
2630 ELM HILL PIKE, SUITE 100
NASHVILLE TN 37214

BOOK 11649 PAGE 989

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $83,000.00

Christy R. Roller
Affiant

Subscribed and sworn to before me, this 20th day of August, 1999.

My commission expires: 11.27.99

Michael Herbert Edmonds
Notary Public

WARRANTY DEED

Address of New Owner & Send Tax Bills to:	Prepared By: Linda R. Kosack, Atty. 8109 Wikle Road, East Brentwood, TN 37027
108 MATTHEW LANE NASHVILLE, TN 37215	**Return To:** TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no. 117/7/0/15

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

RICHARD F. SMITH, MARGARET C. MCFARLAND AND CECILIA V. MCFARLAND

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

RICHARD F. SMITH, A SINGLE PERSON

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

BEING UNIT NO. 15 AS SHOWN ON THE PLAT OF PARK CREEK CONDOMINIUMS, OF RECORD IN BOOK 5200, PAGE 719, AS AMENDED IN BOOK 6250, PAGE 253, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF THE PARK GREEN HOMEOWNERS' ASSOCIATION, ALL AS DESCRIBED IN BOOK 6247, PAGE 872, AS AMENDED IN BOOK 6453, PAGE 717, ET SEQ., SAIOD REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO RICHARD F. SMITH, MARGARET C. MCFARLAND AND CECILIA V. MCFARLAND, AS TENANTS IN COMMON, BY WARRANTY DEED FROM ROBERT D. C. FORDYCE AND WIFE, MARIAN C. FORDYCE, DATED APROL 13, 1995, AND RECORDED APRIL 13, 1995 IN BOOK 9645, PAGE 130, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 108 MATTHEW LANE, NASHVILLE, TN 37215

RECEIVED FOR RECORD
99 SEP -3 PM 2:02
ILL HARWELL REGISTER
DAVIDSON COUNTY, TN.
318.10
06324468
CROSS REFERENCE

This conveyance is made subject to:

1. 19___ taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book _____, page _____, Register's Office for said County.

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

WITNESS my hand this 20th day of August, 1999.

Cecilia V. McFarland

CECILIA V. MCFARLAND

Richard F. Smith

RICHARD F. SMITH

Margaret C. McFarland

MARGARET C. MCFARLAND

State of Tennessee
County of Davidson

On this 20th day of August, 1999, before me personally appeared Cecilia V McFarland, Richard F. Smith, Margaret C. McFarland to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal,
My Commission expires:

11.27.99

Michael Herbert Edwards
Notary Public

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.

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 11649 PAGE 991

0632468

INSTRUMENT # REFERENCE

99 SEP -3 PM 2:02

BILL GARRETT, REGISTER
DAVIDSON COUNTY, TN.

CAMT	83000.00
COM TX	307.10
PRFEE	1.00
MTGFEE	8.00
CFEE	2.00
TOTAL	318.10
CHECK	318.10

09/03/99 01 14:02 0001 4828

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1512854

0309 VOID

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