WARRANTY DEED

AMY FREDRICKSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 103,800.00

Cindy Fredricks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August 19 99

Amy Fredrickson
Notary Public

MY COMMISSION EXPIRES: 9-28-2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PATRICK M. BAIR (NAME)	ABN AMRO MORTGAGE GROUP, INC. (NAME)	133-12-258
509 JASMIN DRIVE (ADDRESS)	P. O. BOX 57068 (ADDRESS)	05DU-70005
NASHVILLE, TN 37211 (CITY) (STATE) (ZIP)	IRVINE, CA 92619-7068 (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, CYRIL H. SMITH AND WIFE, NICOLETTE P. SMITH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PATRICK M. BAIR, **an unmarried man**

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:

LAND in DAVIDSON County, Tennessee, being Lot No. 105, on the Plan of SECTION FOUR, GREENWOOD HILLS, of record in Book 4956, page 49, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to CYRIL H. SMITH AND WIFE, NICOLETTE P. SMITH, by deed from Everett A. Covington, Jr., Trustee, of record in Book 5600, page 473, Register's Office for DAVIDSON County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 5098, page 743; Book 5871, page 118; and Book 5893, page 182; said Register's Office, and to the matters set forth in the above referenced plan of record.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

MAIL ENV. 99 SEP-8 AM 9:28 REGISTER DAVIDSON CO. TN. 03430 CROSS REFERENCE

unimproved ( )
This is improved (X) property, known as 3841 ECKHART ROAD, NASHVILLE, TN 37211
(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

Witness our hand s this 27th day of August 19 99

Cyril H. Smith
CYRIL H. SMITH

Nicolette P. Smith
NICOLETTE P. SMITH

0101 03CHECK 395.00

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CYRIL H. SMITH AND WIFE, NICOLETTE P. SMITH

the bargainor S, 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 27th day of August, 19 99

Commission expires 05/27/2001

I. DYKE TATUM

Notary Public

STATE OF TENNESSEE

COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____

Notary Public

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 11653 PAGE 812

0633500

REFERENCE

99 SEP -8 AM 9:28

REGISTER
DAVIDSON COUNTY, TN.

CAMT	103800.00
CON TX	384.06
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	395.06
CHECK	395.06

09/08/99 01 09:29 0001 5947

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1513956