WARRANTY DEED

BOOK 11655 PAGE 307

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 1999.

Notary Public

MY COMMISSION EXPIRES: July 26, 2003.

(NOTARY SEAL)

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffery D. Smith	**North American Mortgage Company**	**95-4-134**
(NAME) **220 Blanchard Place**	(NAME) **4301 Hillsboro Road, Suite 328**	**03DZ12885**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) **Nashville, TN 37215**	
(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. **Vann H. Hughes and Cecilia A. Hughes**. HEREINAFTER CALLED THE GRANTORS. HAVE BARGAINED AND SOLD. AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffery D. Smith, a married man and Linda J. Smith, a married woman**. 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. described as Follows. to Wit:

BEING Lot No. 66 on the Map of Eva-Mor Heights. as of record in Book 1424. Page 149. 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 Vann A Hughes and wife. Cecilia A. Hughes by deed from Barbara J. Rayman of record in Book 9361. Page 569 Register's Office for Davidson County. Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property. known as **220 Blanchard Place, Nashville, TN 37214**
(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 my/our hand(s) this 31st day of August. 1999.

Vann H. Hughes

Cecilia A. Hughes

0633906
RECEIPT # REFERENCE
99 SEP -9 AM 8:46
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.
MAIL ENV.
CHECK 1010 50/60 0101 03CHECK 314.03

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 Vann H. Hughes and wife, Cecilia A. Hughes, the bargainors, 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 31st day of August, 1999.

Commission expires: July 26, 2003

SHANNON PHILBIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003

Shannon Philbin

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11655 PAGE 309

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

0633906

IDENTIFICATION REFERENCE

99 SEP -9 AM 8:46

DAVIDSON COUNTY REGISTER
NASHVILLE, TENNESSEE

CAMT	81900.00
CON TX	303.03
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	314.03
CHECK	314.03

09/09/99 01 08:48 0001 6377

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1514379