99 OCT 13 AM 10:31
LAWRENCE REGISTER
DAVIDSON COUNTY, TN.

SEE MISC. REFERENCE 06460077

PREPARED BY:
D.W. McMACKIN
ATTORNEY AT LAW
5200 Maryland Way, Suite 105
BRENTWOOD, TN 37027

Map & Parcel No.: 91-7-168

WARRANTY DEED

THIS INDENTURE is made and entered into this **8th** day of **October, 1999** between **Richard O. Smith,Jr. and wife, Tina M. Smith** , GRANTOR, and **Linda Faye Barnes, a single woman** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 20 on the plan of Viewpoint Addition to West Nashville, as of record in Book 547, page 65, Register's Office for said County.

Said Lot No. 20 fronts 50 feet on the northerly side of Kentucky Avenue and runs back between parallel lines, with the easterly margin of 48th Avenue North, 150 feet to a dead line.

Being the same property conveyed to Richard O. Smith, Jr. and wife, Tina M. Smith by deed from William Edward Eakes, Sr., David Walter Eakes, Sr., Ronald Douglas Eakes, Sr. and Brenda Gale Nokes, being all the heirs at law of Laura Eakes, deceased, of record in Book 8400, page 602, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (a) Property taxes for the year 2000 and subsequent years; and (b) all matters set forth on said plan of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Richard O. Smith,Jr.
Signature of Seller

Tina M. Smith
Signature of Seller

EXEMPT

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Richard O. Smith,Jr. and wife, Tina M. Smith** , the within named 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, at office, this **8th** day of **October, 1999.**

Notary Public

My Commission Expires: _____

Name and Address of Property Owner:

Linda Faye Barnes
4712 Kentucky Avenue
Nashville, TN 37209

Property Address:

4712 Kentucky Avenue
Nashville, TN 37209

Person Responsible for Taxes:

NEW OWNER

My Commission Expires
7-27-2002

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$35,228.41** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **8th** day of **October, 1999.**

Notary Public

My Commission Expires: _____

RETURN TO:

D.W. McMACKIN
ATTORNEY AT LAW
5200 Maryland Way, Suite 105
BRENTWOOD, TN 37027

My Commission Expires
7-27-2002

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 11701 PAGE 745

0646077

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BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CASH	3522.41
CONV TX	130.35
PRFEE	1.00
NOTED	5.00
CFEE	2.00
TOTAL	141.35
CHECK	14..35

10:34 0001 9312

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1527152