This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Box 60

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RED 2ND

ADDRESS NEW OWNER:
Jairus D. Cowart et ux
636 River Ridge Court
Nashville, Tennessee 37221

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
First Republic Mortgage Corporation
3213 West End Avenue, Suite 500
Nashville, Tennessee 37203

MAP **141-15**
GROUP **B**
PARCEL **300**

98 NOV -3 AM 9:00

0653649

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Judith A. Smith, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Jairus D. Cowart and wife, Donna L. Cowart**, 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. 301 on the Map of Rolling River Estates, Phase II, of record in Book 5200, page 7, Register's Office, Davidson County, Tennessee.

Said Lot No. 301 fronts 64.17 feet on the northerly margin of River Ridge Court and runs back 230.04 feet on the westerly line and 195.20 feet on the easterly line to a line in the rear, measuring 156.95 feet thereon.

Being the same property conveyed to Terry S. Smith* and wife, Judith A. Smith, by deed from T.J. McDaniel, Jr. and wife, Carol M. McDaniel of record in Book 7886, page 520, Register's Office for Davidson County, Tennessee. *The said Terry S. Smith having since died.

This conveyance includes the Permanent Fence Easement on adjoining Lot No. 300 being recorded simultaneously herewith and is transferred and conveyed to the Grantees herein.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2000 and subsequent years.

This is improved property known as 636 River Ridge Court, Nashville, Tennessee 37221.

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, GRANTOR does covenants with the said "GRANTEES" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

01 03CHECK 725.10

WITNESS my hand this the 15th day of October, 1999. BOOK 11729 PAGE 215

Judith A. Smith

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Judith A. Smith, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of October, 1999.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 2/23/2002

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $193,000.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of October, 1999.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 2/23/2002

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

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CROSS REFERENCE

99 NOV -3 AM 9:00

REGISTER'S OFFICE
DAVIDSON CO. TN.

CAMT	193000.00
CON TX	714.10
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	725.10
CHECK	725.10

13/03/99 01 09:01 0001 7315

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1535057