After Recording Return To:
Residential Title & Escrow Corp.
599 W. Sam Ridley Parkway, Suite 107
Smyrna, Tennessee 37167

BOOK 11732 PAGE 483

99 NOV -4 PM 1:36

0654414

----------SPACE ABOVE THIS LINE FOR RECORDING INFORMATION----------

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **LARRY L. SMITH and wife, MARGIE COLLIER-SMITH**, (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto, **EARNESTINE JAMES, unmarried** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Rice Hill, Phase 3, of record in Book 6900, page 292, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Larry L. Smith and wife, Margie Collier-Smith, by deed from Kenneth S. Victory and wife, Gail C. Victory, dated May 4, 1990, recorded May 22, 1990, Book 8114, page 311, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to matters shown on plan of record in Book 6900, page 292; Covenants, Conditions, Restrictions and By-Laws of Rice Hill Homeowners Association of record in Book 6812, page 48; Charter of record in Book 8348, page 517; Articles of Incorporation of record in Book 6824, page 986; all in the Register's Office for Davidson County, Tennessee, and to any and all existing easements and restrictions of public record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all person, whomsoever.

Witness our hands this 29 day of October, 1999.

Larry L. Smith
Larry L. Smith

Margie Collier-Smith
Margie Collier-Smith

0117 11/04 0101 03CHECK 342.15

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, Larry L. Smith and wife, Margie Collier-Smith, the within named bargainor(s), to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) named in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal this 29th day of October, 1999.

Notary Public
My Commission Expires: 03-17-2003

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $89,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 29th day of October, 1999.

Notary Public
My Commission Expires: 03-17-2003

NOTARY PUBLIC AT LARGE

MAP AND PARCEL NUMBERS: Map 149-11-0-A Parcel 059.00

ADDRESS NEW OWNER:
Earnestine James
1417 Rice Hill Circle
Antioch, TN 37013

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED BY:
Residential Title & Escrow Corp.
599 W. Sam Ridley Parkway, Suite 107
Smyrna, Tennessee 37167

mail

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0654414

REFERENCE

99 NOV -4 PM 1:36

CAMT	89500.00
CON TX	331.15
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	342.15
CHECK	342.15

11/04/99 01 13:37 0001 8117

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1535852