PLEASE RETURN RECORDED DOCUMENT TO:
AMERICAN TITLE COMPANY, INC.
170 CUDE LANE
MADISON, TN 37115

# WARRANTY DEED

NOTARY PUBLIC AT LARGE — STACY M. GAFFORD — SUMNER COUNTY, TENN.

My Commission Expires 8-2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ XXX $92,652.71

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF October 1999

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
American Title Company, Inc., 170 Cude Lane, Madison, TN 37115

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Vicki Smith (NAME) | BancOne Financial Services (NAME) | |
| 5637 Meadowcrest Lane (ADDRESS) | 51 Century Blvd. (ADDRESS) | 103-2-202 |
| Nashville, TN 37209 (CITY) (STATE) (ZIP) | Nashville, TN 37214 (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, Margie L. Higgason, widowed

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vicki Smith and Jerry Smith wife and husband

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:

Property Located 5637 Meadowcrest Lane, Nashville, TN 37209

Being Lot No. 130 on the Plan of Richland Meadows Subdivision, Section 3, as of record in Book 2083, page 100, Register's Office for Davidson County, Tennessee.

Said Lot No. 130 fronts 60 feet on the westerly side of Meadow Crest Road and extends back and between parallel lines 148.2 feet to a said line.

Being the same property conveyed to Hilary E. Higgason and wife, Margie L. Higgason by deed dated 6/1/71, from David E. Foust and wife, Aline B. Foust, filed for record on 6/2/71, in Book 4506, page 756, Register's Office for Davidson County, Tennessee.

The said Hilary E. Higgason having since been deceased.

This conveyance is subject to: (1) any and all restrictions and easements; (2) zoning regulations; (3) taxes that have been assumed by the Grantee herein.

BOOK 11742 PAGE 760

unimproved ( )
This is improved ( X ) property, known as 5637 Meadowcrest Ln., Nashville, Tennessee 37209
(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 hand this 18th day of October 1999

Margie L. Higgason
Margie L. Higgason

1 CHECK 353.82

**RECORDERS MEMO**
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 11742 PAGE 761

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me AT the undersigned, a Notary Public in and for said County and State, the within named Margie L. Higgason

the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 12th day of October, 1999.

Commission expires

My Commission Expires 4-20-03

Notary Public

STACY M. GAFFORD NOTARY PUBLIC LARGO COUNTY TENN.

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 .

My commission expires

Notary Public



99 OCT 15 AM 10:11
RECORDING FEE
1
06973102

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 11742 PAGE 762

| | | | | | |
|---|---|---|---|---|---|
| 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 |

06/3/12

REFERENCE

99 NOV 15 AM 11:01

STATE

| | |
|---|---|
| CAMT | 92652.71 |
| CON TX | 342.82 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 353.82 |
| CHECK | 353.82 |

11/15/99 01 11:02 0001 1232

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1538915