PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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BOOK 11759 PAGE 399

W & I Ref: (gj) Title No: 41335
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Alvin K. Smith, II Noel K. Smith 105 Brookfield Avenue Nashville, TN 37205	Same

TAX MAP-PARCEL NUMBERS: 129-8-122

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 215000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Augusta Faye Howard, Devisee and Executrix of the Estate of Randy Dale Howard,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Alvin K. Smith, II and spouse, Noel K. Smith,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, Being Lot No. 20 of Block "D" on the second revised plan of Highlands of Belle Meade No. 2 of record in Book 1130, Page 62 and 63, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Randy Dale Howard by deed from David L. McQuddy, II and wife, Marijane McQuddy of record in Book 10304, Page 25, Register's Office for said County. Randy Dale Howard has since died, unmarried and testate. By Will of Record in Will Book 229, Page 155, Probate Court Clerks Office for Davidson County, Tennessee the said Randy Dale Howard devised subject property to Augusta Faye Howard. The said Augusta Faye Howard was also name Executrix under said Will. Letters Testamentary were issued to Augusta Faye Howard of record in Minute Book 445, Page 529, said Probate Court Clerk's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1130, Page 62 and 63, said Register's Office, which Plan shows a 50 and 30 foot minimum building setback line from Brookfield Avenue and State Highway No. 100, respectively and 10 foot easement for public utility purposes along the rear line(s).

This is improved property, known as: 105 Brookfield Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of November, 1999.

Augusta Faye Howard Executrix

Augusta Faye Howard, Devisee and Executrix of the Estate of Randy Dale Howard

State of Tennessee
County of Davidson

On this 24th day of November, 1999, before me the undersigned authority, personally appeared **Augusta Faye Howard, Devisee and Executrix of the Estate of Randy Dale Howard**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 215000.00

Affiant

Sworn and subscribed before me on the 24th day of November, 1999.

Notary Public

My Commission Expires: 10/21/2002

06611655

RECEIVED FOR REFERENCE

99 NOV 29 PM 2:38

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

05-808 KCCHECK 0101 03CHECK 11/29 0049

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11759 PAGE 401

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

0661655

REFERENCE

99 NOV 29 PM 2:38

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	215000.00
CON TX	795.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	806.50
CHECK	806.50

11/29/99 01 14:39 0001 5848

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1543471