BOOK 11760 PAGE 834

SW

WARRANTY DEED

BO[illegible]

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 213,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
24th DAY OF November 19 99

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

NOTARY PUBLIC
5-27-01

THIS INSTRUMENT WAS PREPARED BY

TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JARROD A. SMITH	AMSOUTH BANK	155-3-D-72CO
(NAME)	(NAME)	
7045 ALLENS LANE	2050 PARKWAY OFFICE CIRCLE	09D-82959
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37221	BIRMINGHAM, AL 35244	
(CITY) (STATE) (ZIP)	(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, TIMOTHY LEONARD DONAHUE AND WIFE, STEPHANIE DIANE DONAHUE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JARROD A. SMITH AND JENNIFER LAPIN SMITH, HUSBAND AND WIFE

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. 72, on the Plan of FIRST REVISION, SECTION 2, ALLENS GREEN, of record in Book 970, page 109, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to TIMOTHY LEONARD DONAHUE AND WIFE, STEPHANIE DIANE DONAHUE, by deed from Zaring Homes, Inc., of record in Book 10375, page 897, Register's Office for DAVIDSON County, Tennessee.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of ALLENS GREEN, as said areas are set forth and defined in Restrictions of record in Book 9231, page 789; By-Laws of record in Book 9231, page 816; and Charter of record in Book 9231; page 826; Register's Office for DAVIDSON County, Tennessee, and to which reference is hereby made for more particulars.

This instrument is executed on behalf of STEPHANIE DIANE DONAHUE, by TIM DONAHUE, as her Attorney-in-Fact, pursuant to a Power of Attorney which is being placed of record with this instrument.

CONTINUED

unimproved ( )
This is improved (X) property, known as 7045 ALLENS LANE, NASHVILLE, TN 37221
(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 our hand s this 24th day of November, 19 99

Timothy Leonard Donahue

TIMOTHY LEONARD DONAHUE
STEPHANIE DIANE DONAHUE
By: Stephanie Diane Donahue
TIM DONAHUE, ATTORNEY-IN-FACT
By: Tim Donahue

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named TIMOTHY LEONARD DONAHUE

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 NASHVILLE, _____, Tennessee, this 24th day of November, 19 99

Commission expires May 27, 2001

Notary Public

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 _____ 19_____ .

My commission expires _____

Notary Public

799.10

LEGAL DESCRIPTION CONTINUATION

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

99 NOV 30 AM 10:29
REGISTER
DAVIDSON COUNTY, TN.

96 2074
REFERENCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named TIM DONAHUE, 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 on behalf of STEPHANIE DIANE DONAHUE, as her Attorney-in-Fact, as the free act and deed of the within named STEPHANIE DIANE DONAHUE.

WITNESS my hand and official seal at Nashville, Tennessee, this 24TH day of NOVEMBER, 1999.

NOTARY PUBLIC I. DYKE TATUM

MY COMMISSION EXPIRES: 05/27/2001

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

066207 - 9974
INDEXING REFERENCE
99 NOV 30 AM 10:29
ALL OF IT REGISTER
DAVIDSON COUNTY, TN.

CONT
CONT

	0.00 0.00
CAMT	213000.00
CON TX	788.10
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	799.10
CHECK	799.10

11/30/99 01 10:29 0001 6319

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1543936