WARRANTY DEED

Instr:200001140004915 Page: 1 OF 2
REC'D FOR REC 01/14/2000 8:48:06AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $236.43

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 63,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF December 1999

Notary Public

MY COMMISSION EXPIRES: October 25, 2003

(My Commission Expires October 25, 2003)

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 750 Old Hickory Blvd., Suite 202, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Davida W. Smith (NAME)	North American Mortgage Company (NAME)	MAP 52-01-A
102 Coventry Woods Drive (ADDRESS)	3883 Airway Drive (ADDRESS)	PARCEL 102.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	Santa Rosa, CA 95403 (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, Dana DePena, f/k/a Dana Pouder, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Davida W. Smith, UNMARRIED

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. 102 on the Plan of Coventry Woods, Phase 1, of record in Plat Book 6250, page 567, as corrected in Book 6966, page 376, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Dana Pouder by deed from Patricia Ann Lee, unmarried, of record in Book 10339, page 936, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1999 have been prorated and payment thereof is expressly assumed by the herein Grantor; Restrictions of record in Book 6966, page 333, amended in Book 9665, page 575; Plan of record in Book 6250, page 567, as corrected in Book 6966, page 376; all in the Register's Office for Davidson County, Tennessee.

Ruben DePena joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property as spouse of Dana DePena.

unimproved ( )
This is improved (X) property, known as 102 Coventry Woods Drive, Madison, TN 37115
(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 27th day of December 1999

Dana DePena

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 Dana DePena, f/k/a Dana Pouder, and Ruben DePena

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 27th day of December, 1999.

Commission expires 5/27/2001

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 _____, _____.

My commission expires _____

Notary Public