Realty 42A

WARRANTY DEED

ELIZABETH J. SMITH ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TN

My Commission Expires November 29, 2003

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February, 2000

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven T. Manning (NAME)	AmSouth Bank (NAME)	115-04 7.00
705 Richfield Drive (ADDRESS)	2050 Parkway Office Circle (ADDRESS)	8DZ 48745
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Birmingham AL 35244 (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, Genevieve W. Smith, f/k/a Genevieve W. Selph, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven T. Manning and wife, Elizabeth A. Manning

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. 173 on the Plan of Brook Meade, Section V, of record in Plat Book 2133, page 102, 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 Genevieve W. Selph by deed from David F. Johnson and wife, Rose Ann Johnson, of record in Book 4351, page 20, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2000 have been prorated and payment thereof is expressly assumed by the herein Grantee; any and all restrictions and easements of record; Plan of record in Book 2133, page 102; all in the Register's Office for Davidson County, TN.

Eugene H. Smith joins in this conveyance for the sole purpose of conveying any interest he may have in the property by virtue of his marriage to Genevieve W. Smith.

Instr:200002280019384 Page: 1 OF 2
REC'D FOR REC 02/28/2000 4:06:43PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $555.00

unimproved ( )
This is improved (X) property, known as 705 Richfield Drive, Nashville, TN 37205
(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 25th day of February, 2000

Genevieve W. Smith

Genevieve W. Smith

Eugene H. Smith

Eugene H. Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Genevieve W. Smith, f/k/a Genevieve W. Selph and husband, Eugene H. Smith

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/~~she~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 25th day of February, 2000.

Commission expires 9/23/2003

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Commission Expires September 23, 2000

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