Instr:200002290019436 Page: 1 OF 2
REC'D FOR REC 02/29/2000 8:04:32AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $454.73

File Box 24

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 122,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF February 2000

Notary Public

MY COMMISSION EXPIRES: 3-23-2002
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michelle L. Lunceford	Tucker Federal Bank D/B/A Prime	MAP 87-1A
(NAME)	(NAME) Lending	
3020 Glenboro Drive	P. O. Box 211788	PARCEL 85.00CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Augusta, Georgia 30917-1788	4D 95433
(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, Nancy E. Smith and husband, Linnell J. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michelle L. Lunceford and Christopher G. Basham, both unmarried as joint tenants with the specific right of survivorship.

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:

BEING Lot 127 on the plan of Chesney Glen, Section Two, as of record in Plat Book 9700, Page 434, Register's Office, Davidson County, Tennessee.

Subject to Declaration of Restrictive Covenants of record in Book 10278, Page 279 as amended in Book 10449, Page 215; Book 10449, Page 217 and Book 10640, Page 944; made applicable in Book 10528, Page 73; Charter of record in Book 10290, Page 256 and Quitclaim Deeds conveying the common area of record in Book 10420, Page 356 and Book 11577, Page 623, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Nancy E. Smith and husband, Linnell J. Smith by deed from Beazer Homes Corp., DBA Phillips Builders of record in Book 10943, Page 621, Register's Office, Davidson County, Tennessee.

Nancy J. Hamlett executed this instrument on behalf of Nancy E. Smith and husband, Linnell J. Smith pursuant to a Power of Attorney which is being placed of record currently herewith.

This is the same description as in previous deed of record.

This conveyance is subject to any and all easements, if any.

unimproved ( )
This is improved (X) property, known as 3020 Glenboro Drive, Hermitage, TN 37076
(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 28th day of February, 2000

Nancy E. Smith Nancy E Smith
By: Nancy J. Hamlett, Atty-in-fact
Nancy J. Hamlett, Attorney-in-fact

Linnell J. Smith Linnell J Smith
By: Nancy J. Hamlett, Atty-in-fact
Nancy J. Hamlett, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

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

Commission expires _____ _____

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Nancy J. Hamlett as Attorney-in-Fact for Nancy E. Smith and husband, Linnell J. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 28th day of February, 2000.

Tina D. Brown
NOTARY PUBLIC

My Commission Expires: 3-23-2002

