WARRANTY DEED

Instr:200003070023011 Page: 1 OF 2
REC'D FOR REC 03/07/2000 9:59:22AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $331.15

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,500.00

Affiant

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF FEBRUARY, 2000.

Notary Public

MY COMMISSION EXPIRES:. NOV. 25, 2000 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven A. Parks	Columbia National Incorporated	**150-11-11**
(NAME)	(NAME)	
105 Towne Village Court	712 Columbia Gateway Drive Suite 400	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Columbia, MD. 21046-2132**	
(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, Randolph Smith et ux Dorothy J. Smith, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven A. Parks, a single man, 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 No. 19 on the Plan of Towne Village of the Country, Section II, as of record in Book 5200, Pages 176 and 177, Register's Office of Davidson County, Tennessee.

Said Lot No. 19 fronts 81.96 feet on the easterly margin of Towne Village Court, and extends back 204.34 feet on the northerly line, which is a broken line, and 129 feet on the southerly line to a dead line in the rear measuring 42 feet thereon.

Being the same property conveyed to Randolph Smith and wife, Dorothy J. Smith by deed of record in Book 6269, Page 126, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved X property, known as **105 Towne Village Court, Antioch, TN 37013**
(unimproved)
(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/our hand(s)** this **11th day of February, 2000**.

Randolph Smith

Dorothy J. Smith

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 Randolph Smith and wife, Dorothy J. 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this **11th,** day of **February, 2000.**

Commission expires:
2-18-01

Notary Public

NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.