Instr:200004030032616 Page: 1 OF 2
REC'D FOR REC 04/03/2000 8:09:26AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $147.83

*This Instrument Prepared By:*
*HAROLD REEVES, ATTORNEY P.C.*
*640 Spence Lane, Suite 218*
*Nashville, TN 37217*
*(615) 361-6679*
*This instrument prepared from information furnished by parties*

*File Box 24*

ADDRESS NEW OWNER:
Ann Adkins-Smith and Mark H. Smith
4523 Wayland Drive
Nashville, Tennessee 37215

SEND TAX BILL:
*To Owner*

MAP AND PARCEL:
MAP 130-15
PARCEL 64
7DA-50965

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Charles Leon Smith and wife, Ann McDonald Smith, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ann Adkins-Smith and husband, Mark H. Smith, as tenants by the entirety, 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. 6, on the Plan of Harpeth View Estates, of record in Plat Book 1835, Page 69, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Charles Leon Smith and wife, Ann McDonald Smith, by deed from Maclin P. Davis, Jr. and wife, Dorothy Savage Davis of record in Book 3339, Page 161, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office.

Ann McDonald Smith and Antoinette M. Smith is one and the same person.

This is improved property known as 4523 Wayland Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ann Adkins-Smith and husband, Mark H. Smith, their heirs and assigns, forever; and we, Charles Leon Smith and wife, Ann McDonald Smith 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 17th day of November, 1998.

Charles Leon Smith 11/17/98
Charles Leon Smith

Ann McDonald Smith
Ann McDonald Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Charles Leon Smith and wife, Ann McDonald Smith the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 17 day of November, 1998.

Freda G. Ellis
NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $39,952.46

AFFIANT

Subscribed and sworn to before me this 17 day of November, 1998.

Freda G. Ellis
NOTARY PUBLIC
My Commission Expires: 2001