WARRANTY DEED

Instr:200004120036909 Page: 1 OF 2
REC'D FOR REC 04/12/2000 11:49:01AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1505.90

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS 407,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
10th DAY OF April, 2000

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JOHN GREGORY HARDIMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE Exp 05/27/2001

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Austin Smith (NAME)	Bank of America, N.A. (NAME)	MAP 116-08-H
194 Moultrie Park (ADDRESS)	2059 Northlake Parkway (ADDRESS)	PARCEL 194 CO
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	Tucker, Georgia 30084 (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, J. Donald Nichols

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Scott Austin 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. 194 on the Plan of Revised Sugartree, Phase III, of record in Book 5050, pages 67-71, as revised in Book 5316, page 232, Register's Office for Davidosn County, Tennessee, to which Plan reference is hereby made and together with an appurtenant, non-exclusive interest in the common and limited common areas shown on said Plan and as provided in the Declaration of Covenants, Conditions & Restrictions, to which reference is hereby made.

Being the same property conveyed to J. Donald Nichols, married, by deed from Jose A. Moscheo II and wife, Judy E. Moscheo, of record in Book 10062, page 235, said Register's Office.

This conveyance is subject to (a) 2000 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 5050, pages 67-71, as revosed in Book 5316, page 232, said Register's Office; and (c) restrictive covenants of record in Book 4857, page 157, Book 4874, page 463, Book 4911, page 356, Book 4996, page 12, Book 5003, page 688, Book 5087, page 220 and Book 5152, page 401, said Register's Office.

unimproved ( )
This is improved (X) property, known as 194 Moultrie Park, Nashville, Tennessee 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 10th day of April, 2000

J. Donald Nichols

LESLIE ROBERTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

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 J. Donald Nichols

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of April, 2000.

Commission expires _____

Notary Public, Davidson County, Tennessee
My Commission Expires May 27, 2001

Notary Public

LEIGH ROBERTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

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