PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD
SUITE 300
NASHVILLE, TN 37215

This Instrument Prepared By:
**Bottorff, Kavin & Cook, PLC**
**155 Franklin Road, Suite 120**
**Brentwood, Tennessee 37027**

Instr:200005310053843 Page: 1 OF 2
REC'D FOR REC 05/31/2000 10:26:13AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $739.63

ADDRESS NEW OWNER:
**Gena M. Smith**
**1012 Elmshade Lane**
**Nashville, Tennessee 37211**

MORTGAGEE:

SEND TAX BILL TO:
Tucker Federal Bank
d/b/a Prime Lending
P.O. Box 211788
Augusta, GA 30917-1788

| | |
|---|---|
| MAP | **172-3** |
| GROUP | **A** |
| PARCEL | **50.00** |

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jimmy L. Carr and wife, Joy T. Carr** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Gena M. Smith**, hereinafter called the "GRANTEE", her 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. 50 on the Plan of Woodlands, Phase I, Section I, of record in Book 6900, pages 498 & 499, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Jimmy L. Carr and wife, Joy T. Carr by deed from Daniel Shelton Johnson and wife, Angela D. Johnson of record in Book 9510, page 462, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2000 and subsequent years.

This is improved property known as 1012 Elmshade Lane, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEE", her heirs and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and her heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 hands this the 30th day of May, 2000.

Jimmy L. Carr

Joy T. Carr

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jimmy L. Carr and wife, Joy T. Carr**, 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 this 30th day of May, 2000.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 12/18/2000

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

The actual value or consideration, whichever is greater, for this transfer is $199,900.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of May, 2000.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 12/18/2000