# WARRANTY DEED

Instr:200007190071373 Page: 1 OF 2
REC'D FOR REC 07/19/2000 2:16:44PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $832.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF July, 2000

Notary Public

MY COMMISSION EXPIRES: Exp. 05/27/2001
(AFFIX SEAL)

JOHN GREGORY HARDEMAN NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE AT LARGE

**THIS INSTRUMENT WAS PREPARED BY**

Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite [illegible] Nashville, Tennessee 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John L. Troseth, Jr. (NAME) | Bank of America, N.A. (NAME) | MAP 131-03 |
| 1700 Shackleford Road (ADDRESS) | 2059 Northlake Parkway (ADDRESS) | PARCEL 117 |
| Nashville, TN 37215 (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, Bryan F. Smith and wife, Carrie L. McDaniel Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John L. Troseth, Jr. and wife, Georgene Troseth

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 the southerly 175 feet of Lot No. 32 on the Plan of Green Hills Subdivision No. 2, of record in Book 547, page 139, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said part of Lot No. 32 fronts 83.5 feet on the northerly side of Shackleford Road and runs back with the westerly margin of Eden Avenue, 175 feet to a dead line.

BEING the same property conveyed to Bryan F. Smith and wife, Carrie L. McDaniel by deed from Gary M. Velletri of record in Book 10509, page 281, Register's Office for Davidson County, TN.

This conveyance is subject to (a) 2000 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 547, page 139, said Register's Office.

unimproved ( )
This is improved ( X ) property, known as 1700 Shackleford Road, Nashville, TN 37215
(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 hands this 5th day of July, 2000

Bryan F. Smith

Carrie L. McDaniel Smith

Carrie L. McDaniel 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 Bryan F. Smith and wife, Carrie L. McDaniel 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 Nashville, Tennessee, this 5th day of July, 2000.

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 _____ and _____ respectively [redacted] 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

JOHN GREGORY HARDEMAN NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE Exp. 05/27/2001