X

P4

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE. TN 37203

Instr:200007280074717 Page: 1 OF 2
REC'D FOR REC 07/28/2000 1:51:55PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $2541.90

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 687,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF June

Notary Public

MY COMMISSION EXPIRES: Sept 23 2000
(AFFIX SEAL)

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330. Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ELIZABETH G. TRIGGS (NAME)	Regions Mortgage, Inc. (NAME)	MAP 103-13
6111 HICKORY VALLEY ROAD (ADDRESS)	605 South Perry Street (ADDRESS)	PARCEL 050.00
NASHVILLE, TENNESSEE 37205 (CITY) (STATE) (ZIP)	Montgomery AL 36104 (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, T. SCOTT SMITH AND WIFE, KAYE S. SMITH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ELIZABETH G. TRIGGS AND ~~WIFE~~ G. AUSTIN TRIGGS, JR.
Husband

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. 115 on the Plan of Hillwood Estates, Section 7, as of record in Plat Book 2133, Page 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to T. Scott Smith and wife, Kaye S. Smith by deed from James Allen Kennedy and wife, Audrey Bradford Kennedy of record in Book 10154, Page 607, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2000 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 2133, page 90; restrictions of record in Book 2294, page 323; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 6111 HICKORY VALLEY ROAD, 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 our hand s this 30th day of June, 2000

T. Scott Smith by Martha Ballard attorney-in-fact
T. SCOTT SMITH

Kaye S. Smith by Martha Ballard attorney-in-fact
KAYE S. 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

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 Brentwood, Tennessee, this 30th day of June, 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 _____ 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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared MARTHA BALLARD, with whom I am personally acquainted (or proven to be on the basis of satisfactory evidence) and who upon her oath acknowledged to be the Attorney-in-Fact for T. SCOTT SMITH AND WIFE, KAYE S. SMITH, the within named bargainors and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of T. SCOTT SMITH AND WIFE, KAYE S. SMITH, the within named bargainors by the said MARTHA BALLARD, as such Attorney-in-Fact.

NOTARY PUBLIC
My Commission Expires 3-29-03

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires March 29, 2003

WARRANTY DEED

FROM

T. SCOTT SMITH AND WIFE, KAYE S. SMITH

TO

ELIZABETH G. TRIGGS AND ~~WIFE~~ Husband G. AUSTIN TRIGGS, JR.

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027