02

Realty 48 A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

ELIZABETH L. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires
November 29, 2003

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $429,500.00

Affiant

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

Notary Public
My commission expires: 11/29/03

Address of New Owner:	Send Tax Bills to:	Tax Information
Matthew S. Dennis	SunTrust Bank	117-12-13
3503 Belmont Boulevard	201 Fourth Avenue North, 7th Floor	
Nashville TN 37215	Nashville, TN 37219	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Scott Douglas Smith and wife, Nan F. Smith, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Matthew S. Dennis and wife, Judith A. Hoffman, hereinafter called the Grantees, their successors 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. 8 on the Plan of Noel's Subdivision of Watkins Grove, not of record.
Said Lot No. 8 fronts 200 feet on the westerly side of Belmont Boulevard and runs back between parallel lines 200 feet to a dead line, the northerly line of said lot being parallel with and 155 feet south of the southerly margin of Woodmont Avenue or Boulevard.

Being the same property conveyed to Scott Douglas Smith and wife, Nan F. Smith by deed from Doyle S. Gaw and wife, Ranelle A. Gaw, of record in Book 5492, Page 708, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3503 Belmont Boulevard, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 30th day of August, 2000.

Scott Douglas Smith

Nan F. Smith

Instr:200008300085932 Page: 1 OF 2
REC'D FOR REC 08/30/2000 3:33:26PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1589.15

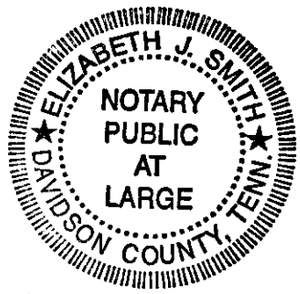
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Scott Douglas Smith and Nan F. Smith, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 30th day of August, 2000.

Notary Public

My Commission expires 11/29/03



My Commission Expires
November 29, 2003