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Realty Title 48-A

THIS INSTRUMENT PREPARED BY:
BEADLES, NEWMAN AND LAWLER
3500 HULEN
FORT WORTH, TX 76107

Davidson County DEEDWARR
Recvd: 12/29/00 14:56 2pgs
Fees:11.00 Taxes:368.15
20001229-0127615

# WARRANTY DEED

THIS INDENTURE, made this 20 TH day of JULY, 2000 between **LORAINE C. LUKE LAWRENCE F/K/A LORAINE C. LUKE AND HUSBAND JAMES LAWRENCE** of **DAVIDSON** County, Tennessee, First Parties, and

Donald L. Smeltzer and wife, Peggy Smeltzer

of **DAVIDSON** County, Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, Loraine C. Lawrence f/k/a Loraine C. ~~Lawrence~~ Luke and husband James Lawrence have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

LAND IN DAVIDSON COUNTY , TENNESSEE , BEING LOT NO. 1 ON THE FINAL PLAT OF FOXGLOVE , A RE-SUBDIVISION OF LOT 32 OF THE PLAN OF HIGHVIEW ACRES , OF RECORD IN BOOK 6200 , PAGE 997 , REGISTER'S OFFICE FOR SAID COUNTY , TO WHICH PLAN REFERENCE IS HEREB Y MADE FOR A MORE COMPLETE DESCRIPTION.
BEING THE SAME PROPERTY CONVEYED TO LORAINE C. LUKE, UNMARRIED , BY DEED FROM VIRGINIA S. COOK, UNMARRIED OF RECORD IN BOOK 8454 , PAGE 93 , REGISTER'S OFFICE FOR DAVIDSON COUNTY , TENNESSEE.

JAMES LAWRENCE , HUSBAND OF LORAINE C. LUKE LAWRENCE F/N/A LORAINE C. LUKE JOINS HEREIN FOR THE PURPOSE OF CONVEYING ANY AND ALL MARITAL RIGHTS WHICH HE MAY HAVE BY REASON OF HIS MARRIAGE TO LORAINE C. LUKE LAWRENCE F/N/A LORAIN C. LUKE INCLUDING, BUT NOT LIMITED TO , RIGHTS OF HOMESTEAD AND ELECTIVE SHARE , BUT HE DOES NOT WARRANT TITLE HERETO.

This conveyance is expressly made subject to any and all restrictions, reservations and conditions contained in former deeds and binding on said property.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

2001 PROPERTY TAXES WHICH ARE A LIEN, NOT YET DUE AND PAYABLE ~~WHICH ARE PRORATED BETWEEN THE PARTIES HEREIN~~

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all person whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Parties hereunder set their hands and seals the day and year first above written.

Loraine C Luke Lawrence FNA Loraine C Luke

LORAINE C. LUKE LAWRENCE F/N/A LORAINE C. LUKE

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **LORAINE C. LUKE LAWRENCE F/N/A LORAINE C. LUKE,*** the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 20th day of July, 2000.

* and James Lawrence

Diane K. Hornsby
Notary Public
Printed name: Diane K. Hornsby

My commission expires: 3-28-2002
(NOTARY SEAL)

PROPERTY OWNER:
[redacted] Donald L. Smeltzer et ux Peggy Smeltzer
[redacted]
[redacted]

RESPONSIBLE TAXPAYER:
[redacted] Tamara K. Ingram
4865 Aster Drive
Nashville, TN 37211

CLT#_____

Map & Parcel No: 133-16-0 019.00

STATE OF TENNESSEE, **DAVIDSON** COUNTY
I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 99,500.00

Donald L Smeltzer (AFFIANT)

Subscribed and sworn to before me, this 20th day of December, 2000

Notary Public
Printed Name A. Scott Hubbard

My commission expires 03-21-01

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE, **DAVIDSON** COUNTY
I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $_____.

_____(AFFIANT)

Subscribed and sworn to before me, this _____ day of _____, _____

Notary Public
Printed Name_____

My commission expires_____