274

1 of 3

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

ADDRESS NEW OWNER:
Donald Monts and Avikki Monts
425 Black Mountain Road
Antioch, Tennessee 37013

SEND TAX BILL TO:
~~Mortgagee~~
New Owner

MORTGAGEE:

MAP	135-14
GROUP	A
PARCEL	84

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, **Terry L. Smith and wife, Teresa W. Smith** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Donald Monts and wife, Avikki Monts**, hereinafter called the "GRANTEE", his 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. 93 on the plan of Pinnacle Point Subdivision, Phase 3, of record in Plat Book 6900, page 391-393, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Terry L. Smith and wife, Teresa W. Smith by deed from Centex Real Estate Corporation of record in Book 7886, page 150, 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 2001 and subsequent years.

This is improved property known as 425 Black Mountain Road, Antioch, Tennessee 37013.

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", his 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 his 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.

Davidson County DEEDWARR
Recvd: 08/23/01 08:57 2pgs
Fees:13.00 Taxes:518.00
20010823-0090987

WITNESS our hands this the 15th day of August, 2001.

Terry L. Smith

Teresa W. Smith

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Terry L. Smith and wife, Teresa W. Smith**, 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 15th day of August, 2001.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 2/23/2002

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $140,000.00 .

AFFIANT

Subscribed and sworn to before me on this 15th day of August, 2001.

NOTARY PUBLIC

My Commission Expires: 10/25/03

CHARLES A SULLIVANT, JR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

My Commission Expires