File in Box No. 19 B

Warranty Deed

Davidson County DEEDWARR
Recvd: 11/02/01 08:48 2pgs
Fees:13.00 Taxes:980.50
20011102-0119779

#01-10-62-B

This Instrument Prepared By:
Marbut Glenn Gaston, Jr., Attorney at Law
2211 Crestmoor Rd., Nashville, TN 37215 (615) 385-2804 TnSupCt# 003143

Old Republic Title: Owner's Title Number: _____

Name & Address of Property Owner:	Send Tax Bills To:	Map & Parcel Numbers:
Marcus E. Smith and wife	AmSouth Bank	Map: 129-8-140
109 Alton Rd.	2050 Parkway Office Circle	Parcel:
Nashville, TN 37205	Birmingham, AL 35244	7DZ-32240

For and in Consideration of the sum of $ 265,000.00 cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

I, Beverly Mintmire, a married person

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Marcus E. Smith and wife, Cherie W. Smith

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being **Lot No. 18, of Block "A"**, on the 2nd Revised Plan, **Highlands of Belle Meade No. 2,** Blocks A, B, C, & D, as of record at **Plat Book 1130, page 62,** Register's Office for said County, to which reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the grantor herein by deed as of record at Instrument Number **Book 7021, page 653**, in said Register's Office, and the above description is the same as appears therein.

This conveyance is subject to current year's property taxes which have been prorated this date and the grantee assumes in full (if this proration is based on prior year's taxes or the best-information available as of this date, grantor expressly agrees to reimburse grantee for any difference in the prorated amount within 30-days of written notice of the same from grantee), and to restrictive covenants, plat limitations, easements, and/or other matters, as hereinafter stated, to wit:

Limitations on said plan at Plat Book 1130, page 62, said Register's Office.

Hatton Hardison, spouse of the said grantor, Beverly Mintmire, joins herein for the sole but express purpose of conveying any and all right, title, and/or interest he has in the herein described property by virtue of his marital status with said grantor.

This is **improved** property known as: 109 Alton Rd., Nashville, TN 37205
{unimproved / improved}

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Where ever 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 on this **30th** day of **October**, 20 **01**

Beverly Mintmire
Beverly Mintmire

Hatton Hardison
Hatton Hardison

STATE OF TENNESSEE:
COUNTY OF **DAVIDSON**:

The actual value or consideration, whichever is greater, for this transfer is $ **265,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON **10-31-01**

My Commission Expires: 5/28/03

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public

Notary Public

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

Beverly Mintmire, and her husband, Hatton Hardison

the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed this Warranty Deed for the purposes therein contained. WITNESS my hand and official seal at office on October 30, 2001.

My Commission Expires: 10-25-2003

Notary Public: Marbut Glenn Gaston, Jr.

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE:
COUNTY OF _____:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a _____, and that _____, as such _____, being authorized so to do, executed this Warranty Deed for the purposes therein contained, by signing the name of said _____, by _____self as such _____. WITNESS my hand and official seal at office on _____.

My Commission Expires: _____

Notary Public