BOOK 5132 PAGE 463

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF April 1977

W. B. Williams
Notary Public

MY COMMISSION EXPIRES: Dec. 29, 1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
BRANSTETTER, MOODY & KILGORE, 200 Church Street, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Perry Chaffin, et ux. (NAME)	John Perry Chaffin (NAME)	155
Same (STREET ADDRESS OR ROUTE NUMBER)	8204 Highway 100 (STREET ADDRESS)	22-23
(CITY) (STATE) (P. O. ZIP)	Nash. Tenn. 37221 (CITY) (STATE) (ZIP)	

FOR AND IN 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, ROY B. SMITH, WILLIAM H. SMITH, and LAURA MAI S. MADDUX

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN PERRY CHAFFIN and wife, MARGIE DIANNE CHAFFIN

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: A tract of land forming a part of the Estate of Charles B. Smith, deceased, described according to an unrecorded survey and plat made by C.E. Greek, III, on February 11, 1976, beginning at an iron pin set in the southerly margin of Poplar Creek Road approximately 450' west of the western boundary of McCrory Lane at its intersection with Poplar Creek Road, being the intersection of the southerly margin of the said Poplar Creek Road and the easterly boundary of the lands hereby conveyed; thence S03 degrees 59'W 939.24' to a beech tree; thence S84 degrees 04'W 272.36' to an iron pin; thence S82 degrees 31'W 330.57' to an iron pin; thence S82 degrees 41'W 319.42' to an iron pin and fence corner; thence S87 degrees 25'W 443.44' to an iron pin and pile of rocks; thence N06 degrees 16'E 169.63' to a tree; thence N08 degrees 42'E 184.12' to an iron pin; thence N10 degrees 10'E 558.83' to an iron pin, being the intersection of the southerly margin of Poplar Creek Road with the westerly line of the property hereby conveyed; thence along Poplar Creek Road N83 degrees 36'E 100.23' to a point; thence N81 degrees 43'E 101.09' to a point; thence N78 degrees 47'E 312.16' to a point; thence N80 degrees 11'E 98.54' to a point; thence N85 degrees 12'E 97.10' to a point; thence S86 degrees 23'E 96.93' to a point; thence S80 degrees 41'E 99.81' to a point; thence S85 degrees 36'E 103.78' to a point; thence N82 degrees 00' E 105.01' to a point; thence N71 degrees 27'E 103.92' to a point; thence N63 degrees 08'E 87.04 to a point of beginning; containing 27.7 acres, more or less.

*Continued below:

unimproved { }
This is improved { } property, known as _____
(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 hands this 26 day of June, 19 76

Roy B. Smith William H. Smith Laura Mai S. Maddux

Witness my hand & seal this 26th June 1976
Notary Public
My Com Exp 1-29-79

*Description continued: Being the same property conveyed to ROY B. SMITH, WILLIAM H. SMITH, and LAURA MAI S. MADDUX by ROY B. SMITH, WALTER S. SMITH, WILLIAM H. SMITH, LAURA MAI S. MADDUX, and MARY ELIZABETH SMITH by warranty deed of record in Deed Book ____, page, _____, RODC, Tennessee.

STATE OF TENNESSEE
Davidson County

BOOK 5132 PAGE 464

Personally appeared before me, Undersigned, a Notary Public in and for said County and State, the within named ROY B. SMITH, WILLIAM H SMITH, and LAURA MAI S. MADDUX

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30 day of June 19 76

Commission expires 1-29-79

Arthur L. Maddux
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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 _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
ROY B. SMITH, ET AL.

TO
JOHN PERRY CHAFFIN, et ux.

D 97674

IDERTIF. REFERENCE

APR 7 2 01 PM '77

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR-77	CONV	30,000.00		
APR-77	S'TAX		B* 78.00	
APR-77	PR'FEE		B* .50	
APR-77	W'DEED		B* 4.00	* 82.50