CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

WARRANTY DEED

BOOK 5368 PAGE 44

FROM HERBERT SMITH AND WIFE, LAURA ADA SMITH

ADDRESS NEW OWNER(S) AS FOLLOWS:	KENNY RAY PHELPS AND WIFE, ALICE FAY PHELPS 22.382 acres ± on Bull Run Road, Davidson County, Tennessee
SEND TAX BILLS TO: SAME	R#5 Ashland City TN 37015
PREPARED BY: CLYDE PAUL HOLLAND 2016 Parkway Towers Nashville, Tennessee 37219	MAP-PARCEL NOS: part of 46-30

F 0 2 0 2 2

IDENTIF. REFERENCE

Nov 28 8 23 AM '78

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

(STATE OF TENNESSEE COUNTY OF Davidson)

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17,400.00 Affiant Herbert Smith

SUBSCRIBED AND SWORN TO BEFORE ME THIS November 27, 1978 DATE

NOTARY PUBLIC

8-18-81
COMMISSION EXPIRES

AFFIX SEAL

NOTARY PUBLIC STATE OF TENNESSEE LARGE

FOR AND and IN CONSIDERATION OF the sum of ----------TEN AND NO/100----------

----------($10.00)---------- DOLLARS

cash in hand paid by Kenny Ray Phelps and wife, Alice Fay Phelps, and other good and valuable considerations, receipt of which is hereby acknowledged.

NOV28 CONV 17,400.00
NOV28 S'TAX B* 45.24
NOV28 PR'FEE B* .50
NOV28 W'DEED B* 4.00 * 49.74

HERBERT SMITH AND WIFE, LAURA ADA SMITH
.....GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

KENNY RAY PHELPS AND WIFE, ALICE FAY PHELPS, GRANTEES

their ..... their (his, her, its) heirs, successors and assigns,

a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A Tract of Land in the 13th Civil District described according to a survey by Southern Land Associates Inc. Land Surveyors, dated November 16, 1978 as follows:

Beginning at a point in the northerly margin of a Roadway said point being in the original easterly boundary line of the property conveyed to Herbert Smith and wife, of record in Book 2647, page 621, Register's Office for said County; thence north 30°-44'03" west 808.26 feet; thence north 03°-45'00" east 2,587.37 feet; thence north 86° west 264 feet ; thence south 3°-45'00" west 2772 feet; thence south 30°54'53" east 897.69 feet on the northelry margin of said Roadway; thence with the same north 43°17'41" east 331.37 feet ot the beginning containing 22.382 acres more or less.**

Being part of the property conveyed to Herbert Smith and wife, Laura Ada Smith by deed from L. W. Butler and wife, Mary Butler of record in Book 2647, page 621 said Register's Office.

** Provided, however, that said Grantors reserve the right to enter upon such tract of land at any time from date of this instrument through December 31, 1979 f.r the purpose of maintaining and harvesting up to 50% of the spru.e and pine Christmas tree crop now planted and growing on the premises.

This is improved (X) unimproved ( ) property, known as 22.382 Acres ± on Bull Run Road, Davidson, Tennessee
Number Street City State 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, successors 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 except of record.

AND we, GRANTORS do(es) 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 successors and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 27th day of November, 19 78

Herbert Smith
HERBERT SMITH

Laura Ada Smith
LAURA ADA SMITH

{STATE OF TENNESSEE ; COUNTY OF DAVIDSON } (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named HERBERT SMITH AND WIFE, LAURA ADA SMITH

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville City Tennessee State this 27th day of November 19 78

8-18-81
Comission Expires

Notary Public

(AFFIX SEAL)

{STATE OF ; COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared with whom I am personally acquainted, and who, upon oath, acknowledged self to be (Title) of the , a corporation, the within named bargainer, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as (Title)

WITNESS my hand and seal, at office in CITY: STATE:

this day of 19

Commission Expires

Notary Public

(AFFIX SEAL)