Prepared by: WILLIAM D. CASTLEMAN, ATTY.
219 Second Avenue, North
Nashville, Tennessee 37201

8711 08/28 103.70- CHECK

WARRANTY DEED

BOOK 5643 PAGE 753

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DONAVON C. SMITH, ET UX	DONAVON C. SMITH, ET UX	Map 55-4
(NAME) Route #3, Box 123	(NAME) Route #3, Box 123	Par.
(STREET ADDRESS OR ROUTE NUMBER) Ashland City, Tenn.	(STREET ADDRESS) Ashland City, Tennessee	13D-40980
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and----------00/100

($10.00)---------- Dollars,

cash in hand paid by the grantees; DONAVON C. SMITH, and wife, HELEN R. SMITH, and other good and valuable considerations, receipt of which is hereby acknowledged; including the assumption and agreement to pay the remaining unpaid balance due and owing by virtue of a Vendor's Lien of record in Book 5091, Page 386, Register's Office for Davidson County, Tennessee

I, FRIEDA W. CRIPPS,

have this day bargained and sold, and do hereby transfer and convey unto the said DONAVON C. SMITH, et ux, HELEN R. SMITH, the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 13th Civil District of Davidson County, Tennessee and Cheatham County, being Tract No. 1 on Bull Run Road, as described in the survey by Richardson Morris Company, Surveyors, dated November 7, 1972, as follows:
BEGINNING at a point in the westerly margin of Bull Run Road, at the northeast corner of the property conveyed to V. R. Langley by deed of record in Book 2535, Page 633, said Register's Office; thence N. 69 deg. 15' W. 347.40 feet; thence N 66 deg. 08' W, 631.17 feet; thence N. 55 deg. 00' W 800.25 feet; thence N 32 deg. 00' W, 420.75 feet; thence N. 25 deg. oo' W, 165 feet; thence N. 30 deg. 00' W, 247.50 feet; thence N. 25 deg. 00' W, 156.75 feet; thence N. 32 deg. 00' W. 330 feet; thence N. 28 deg. 29' W, 553.78 feet; thence S. 67 deg. 35' 05" W, 593.22 feet; thence N. 11 deg. 13' 36" W, 465.97 feet; thence N. 11 deg. 32" E, 177 feet; thence N. 43 deg. 29' E. 68.61 feet; thence N. 1 deg. 51' 18" W, 680 feet; thence N. 39 deg. 38' W, 115.26 feet; thence N. 38 deg. 43' E, 96.66 feet; thence S. 86 deg. 11' E, 670.26 feet; thence S. 10 deg. 00' W. 184.90 feet; thence S. 31 deg. 57' E, 2752.92 feet; thence S. 2 deg. 26' E, 236.51 feet; thence S. 53 deg. 20' E. 1300 feet to a point in the westerly margin of Bull Run Road; thence southerly along the westerly margin of said Bull Run Road, 202 feet to the point of beginning, containing 68.52 acres, more or less.
Being the same property conveyed to Frieda W. Cripps by deed from Ollie J. Cripps, of record in Book 5630, Page 745, Register's Office for Davidson County, Tennessee; and in Deed Book 186, Page 101, Register's Office for Cheatham County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 72,000.00

Affiant

Subscribed and sworn to before me, this the 25th day of August 1980

Notary Public

My commission expires: 1-31-81.
(Affix Seal)

This is unimproved ( ) improved ( ) property, known as 68.52 acres, Bull Run Road, Ashland City, Tennessee.
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 25th day of August, 1980, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ollie J. Cripps joins in this conveyance for the purpose of conveying any interest that he has to and in the herein described real property, that he now has, or could at any time have in the future, including all marital rights.

Ollie J. Cripps
OLLIE J. CRIPPS

Frieda W. Cripps
I, FRIEDA W. CRIPPS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Frieda W. Cripps and husband, Ollie J. Cripps,

the within named 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 *Tennessee,*
this 25th *day of* August, *19* 80

Grace J. Eustice *Notary Public*

Commission expires 1-31-81.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *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* ....*of the* ..... *the within named bargainor, a corporation, and that* .....*he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ..... *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

File Box #9

WARRANTY DEED

FROM
FRIEDA W. CRIPPS, ET AL

TO
DONAVON C. SMITH, ET UX

G 0 4 8 8 3

IDENTIF. REFERENCE

AUG 28 1 57 PM '80

FELIX A. LLOYD, JR., REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5643 PAGE 755

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			72000.00- CO	
			187.20 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 193.70-	
87|1A08/28/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G048833

IDENTIF. REFERENCE

Aug 28 1 57 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 776688