BOOK 5844 PAGE 588

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rita McNamee Smith	Same	To be assigned
(NAME)	(NAME)	
2603 Fessey Park Road	209 Oliver Branch Road	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37204	Nashville, Tennessee 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	ad

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) *Dollars,*

paid in cash, and other good and valuable consideration received from the grantee hereinafter named, including the agreement of said grantee to assume and pay the balance of that certain indebtedness which is secured by lien on the property herein conveyed and is described in the Deed of Trust from Ernest R. Buchi, et ux, to John A. Hubbard, Trustee, of record in Book 4977, Page 604, Register's Office for Davidson County, Tennessee; We,

Ernest R. Buchi and wife, Ruthelia Buchi

have this day bargained and sold, and do hereby transfer and convey unto the said Rita McNamee Smith

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

See attached Exhibit A

This instrument prepared by: Hugh C. Howser
300 James Robertson Parkway
Nashville, Tennessee 37201

RUSH

FILED AUG 29 2 40 PM '80
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

G 0 5 2 5 0

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 210,000.00

Subscribed and sworn to before me, this the 29 day of August, 1980

Affiant

My commission expires: 4/18/84 (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as 2603 Fessey Park Road, Nashville, Tennessee 37204
(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 29th *day of* August *19* 80 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ernest R. Buchi

Ruthelia L. Buchi

The taxes for 1980 to be paid by seller and reimbursed by buyer.

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Hugh C. Howser, *a Notary Public in and for said County and State,* Ernest R. Buchi, and wife, Ruthelia Buchi,

*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, this* 29th *day of* August, *19*80

Ruthelia Howser
Notary Public

Commission expires 4/19/82

HUGH C. HOWSER
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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 .....

WARRANTY DEED

FROM
Ernest R. Buchi, et ux
TO
Rita McNamee Smith

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

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

EXHIBIT A

Being a tract of land lying in the 29th Councilmanic District of Davidson County, Tennessee, as surveyed by Southern Land and Associates, Inc., August 8, 1980 and more particularly described as follows:

Beginning at an iron pin in the West line of Fessey Park Road as shown on the master plan of the boundary survey for Ernest Buchi of Berry Hill Industrial Park as surveyed by Southern Land and Associates, Inc., August 26, 1975, said point being the Norhteast corner of Tract "B" and the Southeast corner of the original Tract "C",

Thence, North 3 degrees 24 minutes 47 seconds West 15.0 feet with the Westerly Right-of-Way of Fessey Park Road to the point of beginning of this tract;

Thence, leaving said Westerly Right-of-Way and parallel to the North line of Tract "B", South 86 degrees 35 minutes 13 seconds West 358.00 feet to an iron pin located in the Easterly Right-of-Way of the Louisville & Nashville Railroad;

Thence, with said Right-of-Way as follows, North 23 degrees 42 minutes 23 seconds East, 44.76 feet to an iron pin;

Thence North 29 degrees 39 minutes 00 seconds East, 72.30 feet to an iron pin;

Thence North 37 degrees 33 minutes 52 seconds East, 84.76 feet to an iron pin;

Thence North 44 degrees 01 minutes 00 seconds East, 89.05 feet to an iron pin;

Thence North 45 degrees 26 minutes 40 seconds East, 137.50 feet to an iron pin;

Thence leaving the said Easterly Right-of-Way of the Louisville & Nashville Road along a line parallel to the Westerly line of Fessey Park Road South 03 degrees 24 minutes 47 seconds East, 300.53 feet to an iron pin;

Thence North 86 degrees 35 minutes 13 seconds East, 73.00 feet to an iron pin in the Westerly Right-of-Way of Fessey Park Road;

Thence with the said Westerly Right-of-Way South 03 degrees 24 minutes 47 seconds East, 15.00 feet to the beginning.

The above described tract contains 1.20 Acres, more or less.

Being the same property conveyed to Ernest R. Buchi by deed from Commerce Union Bank as Executor and Trustee of record in Book 4077, Page 991, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5644 PAGE 591

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
			210[illegible].00- CO	
			546.00 CO TX	
			.50 PRFEE	
			5.00 MDEED	
			CHECK 5[illegible].50-	
9143A08/25/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G05250

IDENTIF. REFERENCE

AUG 29 2 40 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 777111