This instrument prepared by: JACKSON, TANNER & REYNOLDS
Attorneys at Law
216 Third Avenue, North
Nashville TN 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
H. Stennis Smith and Stanley M. Sellers	SAME	GO - 1205
(NAME) 112 Main Street	(NAME)	Map 25-4
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville TN 37072	(STREET ADDRESS)	Par 25
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BOOK 5935 PAGE 656

FOR AND IN CONSIDERATION of the sum of

TEN and no/100 -------- ($10.00) ---------- *Dollars,*
cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged,

E. Richard Corley, Bobby Sellars, C. W. Tidwell and H. Stennis Smith, d/b/a C.S.T. DOWNTOWN, a Partnership,

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

H. Stennis Smith and Stanley M. Sellers, as tenants in common,

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

TRACT NO. ONE: Being a lot or parcel of land in the Tenth Civil District of Davidson County, Tennessee, in the Village of Goodlettsville, and described as follows:

BEGINNING at a point in the westerly margin of Main Street or Dickerson Road, at the northeast corner of the Old Roscoe Lot; thence with the margin of said Street or Road, 48 feet to a point in the southeast corner of the property conveyed to Old Hickory Ice and Coal Co. by deed from W. A. Myers and wife, of record in Book 782, page 797; thence along said Ice and Coal Co.'s property as follows: Westwardly 40 feet, more or less, to a point; thence northwardly 4 feet to a point; thence westwardly 35 feet, more or less, to a point in the easterly margin of Lick Street, being said Ice and Coal Co.'s southwest corner; thence with the margin of Lick Street, being southerly 54 feet to a point in Old Rose Lot; thence along the northerly boundary of the same, eastwardly 75 feet to the point of beginning.

Being a part of the same property conveyed to the Grantors herein by deed from Albert O. Denton and wife, Era Earl Denton, as shown of record in Book 5621, page 128, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 74,865.00

Subscribed and sworn to before me, this the 14th day of January, 1983

My commission expires: 21 July 1984 (Affix Seal)

Affiant

Notary Public

unimproved ( )
This is improved (X) property, known as 112 Main Street, Goodlettsville TN 37072
(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 14th *day of* January, 19 83, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

CST. DOWNTOWN, a Partnership

E. Richard Corley - Partner

Bobby Sellars - Partner

C. W. Tidwell - Partner

H. Stennis Smith - Partner

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, John R. Reagan, *a Notary Public in and for said County and State,* E. RICHARD CORLEY, to me known to be the person who executed the foregoing instrument and who, being duly sworn, by me, did depose and say that he is a member of C.S.T. DOWNTOWN, a Partnership, and that he duly executed the foregoing instrument in the firm name of said Partnership, that he is duly authorized to sign the same, and duly acknowledged to me that he executed the same as the act and deed of said Partnership, for the uses and purposes mentioned therein.

Witness my hand and official seal at Goodlettsville *Tennessee,*
This 14th *day of* January, *19* 83

John R Reagan *Notary Public*

Commission expires 21 July 1984

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, C. W. TIDWELL, to me known to be the person who executed the foregoing instrument and who, being duly sworn, by me, did depose and say that he is a member of C.S.T. DOWNTOWN, a Partnership, and that he duly executed the foregoing instrument in the firm name of said Partnership, that he is duly authorized to sign the same, and duly acknowledged to me that he executed the same as the act and deed of said Partnership, for the uses and purposes mentioned therein.

WITNESS my hand and official seal at Goodlettsville Tennessee, this 14th day of January 1983.

John R. Reagan Notary Public

My commission expires 21 July 1984

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, H. STENNIS SMITH, to me known to be the person who executed the foregoing instrument and who, being duly sworn, by me, did depose and say that he is a member of C.S.T. DOWNTOWN, a Partnership, and that he duly executed the foregoing instrument in the firm name of said Partnership, that he is duly authorized to sign the same, and duly acknowledged to me that he executed the same as the act and deed of said Partnership, for the uses and purposes mentioned therein.

WITNESS my hand and official seal at Goodlettsville Tennessee, this 14th day of January 1983.

John R. Reagan Notary Public

My commission expires 21 July 1984

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BOBBY SELLARS, to me known to be the person who executed the foregoing instrument and who, being duly sworn, by me, did depose and say that he is a member of C.S.T. DOWNTOWN, a Partnership, and that he duly executed the foregoing instrument in the firm name of said Partnership, that he is duly authorized to sign the same, and duly acknowledged to me that he executed the same as the act and deed of said Partnership, for the uses and purposes mentioned therein.

WITNESS my hand and official seal at Goodlettsville Tennessee, this 14th day of January 1983.

John R. Reagan Notary Public

My commission expires 21 July 1984

WARRANTY DEED
FROM
E. RICHARD CORLEY et al
TO
H. STENNIS SMITH et al

RUSH

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

JAN 20 | 55 PM

IDENTIF. REFERENCE

H 27181

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

RECEIVED OF _____

FOR _____

BOOK 5995 PAGE 658

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
			74865.00- CO	
			194.74 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 201.24-	
			2494A01/20/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H.27181

IDENTIF. REFERENCE

JAN 20 1 55 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 924825