Send Tax Statements To:
Thomas M. Smith et ux
Route 5, Highway 100
Nashville, TN 37221

Prepared By:
Young & Woodard
408 Main Street
Franklin, TN 37064

Map	Parcel
168	167

9D5096

WARRANTY DEED

BOOK 6047 PAGE 511

FOR AND IN CONSIDERATION of the sum of One Hundred ($100.00) Dollars, cash in hand paid by the hereinafter named Grantees, THOMAS M. SMITH and wife, JACQUELYN W. SMITH, receipt of which is hereby acknowledged, and other good and valuable consideration, which amount includes the assumption by the said Grantees of payment of the balance due on the indebtedness evidenced by a certain promissory note dated August 12, 1975, executed by James E. Buford, payable to the order of The Federal Land Bank of Louisville, in installments as provided therein with interest as provided therein, and secured by a Deed of Trust of even date therewith executed to Paul F. Bachman, Trustee, of record in Book 4943, page 250, Register's Office, Davidson County, Tennessee, we, JAMES E. BUFORD and wife, DEBORAH P. BUFORD, have bargained and sold, and by these presents do transfer and convey, unto the said THOMAS M. SMITH and wife, JACQUELYN W. SMITH, their heirs and assigns, the following described land in Davidson County, Tennessee, to-wit:

Land in the 9th Civil District of Davidson County, Tennessee, described according to survey made by Leslie B. Stuart, Surveyor, July 18, 1974, described as follows:

Beginning at the point of intersection of the southern right of way of U. S. Highway 100 and the centerline of Old Harding Pike, said point being the northern corner of the described property; thence with the center of Old Harding Pike S 5° 19' W (South five degrees and nineteen minutes West) a chord distance of 258.25 (two hundred fifty-eight and twenty-five hundredths) feet to a point in the center of said road, the point being the northwest corner of the Miss Sallie Morton property (Tract 1); thence with the center of the road S 8° 41' W (South eight degrees and forty-one minutes West) a chord distance of 103.47 (one hundred three and forty-seven hundredths) feet to a point in

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the center of the road; thence with the center of the road S 17° 35' W (South seventeen degrees and thirty-five minutes West) a chord distance of 100.00 (one hundred and zero hundredths) feet to a point in the center of the road; thence with the center fo the road S 22° 55' W (South twenty two degrees and fifty-five minutes West) a chord distance of 14.75 (fourteen and seventy-five hundredths) feet to a point in the center of the road, said point being the point of beginning and the southwest corner of the Miss Sallie Morton property (Tract 1); thence with the fence N 89° 41' E, 144.39 (North eighty-nine degrees and forty one minutes East, one hundred forty-four and thirty-nine hundredths) feet to the corner fence post; thence with the fence S 55° 47' E, 95.00 (South fifty-five degrees and forty seven minutes East, ninety-five and zero hundredths) feet to the corner fence post; thence with the fence N 88° 08' E. 119.49 (North eighty-eight degrees and eight minutes East, one hundred nineteen and forty nine hundredths) feet to the corner fence post; thence with the fence S 84° 15' E, 150.26 (South eighty-four degrees and fifteen minutes East, one hundred fifty and twenty-six hundredths) feet to a 12" Ø Thorn tree in the fence; thence with the fence S 68° 48' E, 72.30 (South sixty-eight degrees and forty-eight minutes East, seventy-two and thirty hundredths) feet to the corner fence post; thence with the fence S 31° 53' E, 10.56 (South thirty-one degrees and fifty three minutes East, ten and fifty-six hundredths) feet to the corner fence post; thence with the fence S 12° 18' W. 38.58 (South twelve degrees and eighteen minutes West, thirty-eight and fifty-eight hundredths) feet to a 10" Ø Red Elm tree in the fence; thence with the fence S 82° 47' E, 172.43 (South eighty-two degrees and forty seven minutes East, one hundred seventy-two and forty-three hundredths) feet to a 30" Ø Wild Cherry tree in the fence; thence with the fence N 79° 30' E, 15.27 (North seventy- nine degrees and thirty minutes East fifteen and twenty-seven hundredths) feet to a 12" Ø Walnut tree in the fence; thence N 60° 16' E, 43.18 (North sixty degrees and sixteen minutes East, forty-three and eighteen hundredths) feet to a 8" Ø Elm tree in the fence, thence with the fence N 35° 40' East, 35.59 (North thirty-five degrees and forty minutes East, thirty-five and fifty-nine hundredths) feet to a 6" Ø Cedar tree in the fence; thence leaving the fence N 30° 11' E, 98.43 (North thirty degrees and eleven minutes East, ninety-eight and forty-three hundredths) feet to the corner fence post, said post being the southeast corner of the Miss Sallie Morton property; thence S 2° 56' E, 563.53 (South two degrees and fifty-six minutes East, five hundred sixty-three and fifty-three hundredths) feet to a point, said point being the southeast corner of the described property; thence N 88° 02' W,

1458.91 (North eighty-eight degrees and two minutes West, fourteen hundred fifty-eight and ninety-one hundredths) feet to a point on the southern right of way of U. S. Highway 100 said point being the southwest corner of the described property; thence with the right of way N 32° 56' E, 105 (North thirty two degrees and fifty-six minutes East one hundred five feet to a point in the centerline of Old Harding Pike; thence with the centerline of Old Harding Pike, N 74° 12' East (North seventy-four degrees twelve minutes East) a chord distance of 119.92 feet (one hundred nineteen and ninety-two hundredths) to a point in the center of the road; thence N 64° 00' East (North sixty four degrees zero minutes East), a chord distance of 100.00 feet (one hundred and zero hundredths feet) to a point in the center of the road; thence N 56° 22' East (North fifty six degrees twenty two minutes East) a chord distance of 100.00 feet (one hundred and zero hundredths feet) to a point in the center of the road; thence N 48° 38' East (North forty eight degrees 38 minutes East) a chord distance of 100.00 feet (one hundred and zero hundredths feet) to a point in the center of the road; thence N 40° 48' East (North forty degrees forty eight minutes East) a chord distance of 100.00 feet (one hundred and zero hundredths feet) to a point in the center of the road; thence N 32° 46' East (North thirty two degrees forty-six minutes East), a chord distance of 100.00 feet (one hundred and zero hundredths feet) to a point in the center of the road; thence North 22° 55' East (North twenty two degrees and fifty nine minutes East) a chord distance of 85.25 feet (eighty five and twenty five hundredths feet) to a point in the center of the road and being the point of beginning, containing approximately 11.91 acres, more or less, excluding the right of way of Old Harding Pike which extends 16.50 (sixteen and fifty hundredths) feet on each side of the road centerline, described as follows: Beginning at the point of intersection of the southern right of way of U. S. Highway 100 and the centerline of Old Harding Pike; thence with the centerline of said road the following ten bearings and chord distances; 1) S5°19'W,258.25'; 2) S8°41'W,103.47'; 3) S17°35'W, 100.00'; 4) S22°55'W, 100.00'; 5) S32°46'W, 100.00'; 6) S40°48'W, 100.00; 7) S48°38'W, 100.00; 8) S56°22'W,100.00'; 9) S64°00'W,100.00; 10) S74°12'W,119.92' to the southern right of way of U. S. Highway 100.

And being a part of the same property conveyed to James E. Buford by Deed of Sallie E. Morton, of record in Book 4943, page 247, Register's Office of Davidson County, Tennessee, and also being a part of the same property conveyed to James E. Buford and wife, Deborah P. Buford by Deed of Edward Seddon, Trustee, of record in Book 5756, page 170, said Register's Office.

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 that the same is unencumbered except as follows:

1) 1983 taxes which have been prorated and will be paid by the Grantees when due.

2) The Deed of Trust of record in Book 4943, page 250, said Register's Office, which is being assumed by the Grantees.

3) Subject to an indebtedness to Nashville Electric Service for an insulation loan which is being assumed by the Grantees herein.

4) Subject to an easement for Old Harding Road which lies over and across the herein described property.

5) Possession of the within described property will be given to the Grantees fourteen days from the date of deed.

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.

WITNESS our hands this 29th day of April, 1983.

James E. Buford
JAMES E. BUFORD

Deborah P. Buford
DEBORAH P. BUFORD

H 44993

IDENTIF. REFERENCE

MAY 2 8 28 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

BOOK 6047 PAGE 515

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES E. BUFORD and wife, DEBORAH P. BUFORD, the Bargainors, 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 Franklin, Tennessee, this 29th day of April, 1983.

NOTARY PUBLIC

My Commission Expires:

11-17-86

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STATE OF TENNESSEE

COUNTY OF WILLIAMSON

The actual consideration for this transfer or value of property transferred is $ 195,000.00 . This is equal to or greater than the property transferred would bring at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 29th day of April, 1983.

NOTARY PUBLIC

My Commission Expires:

11-17-86

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 6047 PAGE 516

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			195000.00- CO	
			507.00 CO TX	
			.50 PRFEE	
			15.00 WDEED	
			CHECK	522.50-
			4047A05/02/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H44993

IDENTIF. REFERENCE

MAY 2 8 20 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 945659