ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Carson C. Driver, Jr., et al (NAME)	Same as new owner (NAME)	11D-73550
114 Elm Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	11D-73555
Madison, Tennessee (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	63-23 63-170

WARRANTY DEED

For and in consideration of the sum of One Hundred Fifty-nine Thousand Eight Hundred and no/100 ($159,800.00)---------- DOLLARS cash in hand paid and other good and valuable consideration, receipt and sufficiency of which are hereby acknowledged,

BOOK 6113 PAGE 982

J. H. Smith, a widower, and George H. Cate, Jr., successor Trustee for George H. Cate, Sr., Trustee now deceased, who joins in the execution hereof for purposes of quit claiming any interest he may have in the real estate described herein by virtue of Quit Claim Deed from J. H. Smith and wife, Jessie F. Smith, to George H. Cate, Trustee, of record in Book 4691, page 638, Register's Office for Davidson County, Tennessee, their heirs and assigns,

have bargained and sold, and by these presents do transfer and convey unto the said Carson C. Driver, Jr., and wife, Doris B. Driver,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as ~~follows~~ as per survey of Barge, Waggoner, Sumner & Cannon, Engineer-Planner, dated 02/12/73, as follows:

Property description and additional terms and conditions of this instrument attached hereto as Exhibit "A".

IDENTIF. REFERENCE

AUG 11 11 56 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

H 6 6 4 6 8

unimproved ( )
This is improved (X) property, known as 1840 Neely's Bend Road (House Number) (Street)
Madison, Tennessee 37115 (P. O. Address) (City or Town) (Zip Code)

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 the same is unencumbered, unless otherwise herein set out. 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.

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 19th day of July, 1983.

J. H. Smith

J. H. Smith, a Widower,

George H. Cate, Jr.

George H. Cate, Jr., Successor Trustee

7-19-83

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6113 PAGE 983

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named J. H. Smith, a widower, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11th day of August, 1983.

Sandra L. Poucher
Notary Public

My commission expires:
1-18-87

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George H. Cate, Jr., Successor Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville this 19th day of July, 1983.

Beth L. Timmerman
NOTARY PUBLIC
My Commission Expires: 4-27-86

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 159,800.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Carson C. Hume Jr.

Sworn to and subscribed before me
this 11th day of August, 1983.

My commission expires 1-18-87 Notary Public Sandra L. Poucher

This instrument was prepared by:
Don L. Smith, Attorney, MANIER, WHITE, HEROD, HOLLABAUGH & SMITH, P.C.
700 Metropolitan Federal Building, Nashville, Tennessee 37219
Name Address

WARRANTY DEED

FROM

TO

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

EXHIBIT "A"

A Tract of land in the 11th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the center of Neely's Bend Road at the intersection of the center line of an old lane adjoining the property of Hope S. Allen; thence south 86° 30' east 1583 feet with the south boundary of the old McIntosh Tract to a stake in the west boundary of the Menees tract; thence south 6° west crossing the center of the New Road at 726 feet in all 1167 feet to a post; thence south 46° 45' west 737 feet to a point in a branch, said point being the northeast corner of the old Hooberry tract; thence down the branch as follows: north 84° 45' west 231 feet, north 79° 15' west 214.5 feet, south 78° 45' west 226.8 feet to the center of Neely's Bend Road; thence with the center of said road, south 13° 30' east 538 feet; thence leaving said road south 46° 45' west 1035 feet to a point 21 feet east of a down beech tree; thence south 62° 15' west 697 feet to the stake near a cedar pointer; thence south 83° 15' west 1445 feet to a point at the low water mark on the bank of the Cumberland River; thence north 11° west 1070 feet to a point; thence north 3° 30' west 661 feet; thence north 10° 15' west 1308 feet to the northwest corner of the tract herein described being also the southwest corner of a tract conveyed by Adamson B. Ford, to Neeley in Book 89, page 185, Register's Office for said County; thence with the south boundary line of said Neely Tract north 81° east 1100 feet; thence north 10° 45' east 225 feet; thence north 17° 15' east 296 feet to an old box elder pointer; thence north 82° 45' east 1254 feet to a stake; thence north 84° 30' east 464 feet to the center of Neely's Bend Road; thence with the center of said road south 15° 30' east 132 feet; thence south 10° 45' west 280 feet to the beginning, containing 269 acres, more or less.

Included but excluded is a tract of 2-1/2 acres, more or less, claimed by Henry T. Menees as follows:

Beginning at the southwest corner of the above described tract at the low water mark on the bank of the Cumberland River; thence north 11° west 270 feet; thence leaving said river north 78° 45' east 1072 feet to a point marked by a stake; thence south 63° 15' west 950 feet, more or less, to the low water mark on the bank of the Cumberland River, the point of beginning.

Included in the above description but specifically excluded herefrom is a tract of 108.19 acres, more or less, conveyed to J. M. Beck and wife, Mary G. Beck, by deed from J. T. Morton, and wife, of record in Book 1392, page 249, and a tract of 52 acres, more or less, conveyed to Henry C. Menees, et al, by deed from James T. Morton and wife, of record in Book 766, page 481, Register's Office for said County. Being the same property conveyed to J. H. Smith and wife, Jessie F. Smith, by deed from L. D. Richards, Trustee, dated January 18, 1956, filed for record January 18, 1956, in Book 2489, page 313, Register's Office for Davidson County, Tennessee.

Included in the above description is a tract of land containing 4 acres, more or less, improved with a brick home (referred to herein as "4 ACRE TRACT") described as follows:

Said 4 acre tract extends from Neely's Bend Road along the line of the "Beck" farm to a point in fence marked by "flag", thence in a direction parallel to Neely's Bend Road to a point in a drain by spring (said spring to be included in the 4 acre tract), thence in an easterly direction along said drain and fence to Neely's Bend Road, thence along said road in a northerly direction to the point of beginning, containing 4 acres, more or less.

Grantors reserve a life estate in J. H. Smith, and upon his death all remainder interest in said 4 acre tract shall automatically vest in fee simple in Grantees. While such life estate is in full force and effect, J. H. Smith may lease for a term not exceeding such life estate, such 4 acre tract to a third party provided that Grantees shall have the first right of refusal to lease under the same terms and conditions as such third party. J. H. Smith shall pay all taxes and insurance on said 4 acre tract and, in the event the house which is presently located on said 4 acre tract should be destroyed during the life estate of J. H. Smith, J. H. Smith shall have the option to rebuild the home destroyed on the said 4 acre tract or to retain all insurance proceeds, vacate the property and convey said life estate in said 4 acre tract to Grantees or their heirs.

Being the same property devised to J. H. Smith under the Will of Mrs. J. T. Morton, deceased, whose Will is of record in Will Book 65, page 328, County Court Clerk's Office for Davidson County, Tennessee.

FILE TICOR TITLE INSURANCE COMPANY

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6113 PAGE 986

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

159800.00- CO
415.48 CO TX
.50 PRFEE
12.00 WDEED
CHECK 427.98-
9055A08/11/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6 6 4 6 8

IDENTIFICATION REFERENCE

AUG 11 11 16 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 970505