FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

$44,000.00 David Hall Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF April, 1984

Notary Public

MY COMMISSION EXPIRES: 2/11/87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David E. Mead, Attorney, 213 N. Main Street, Goodlettsville, TN 37072
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| DAVID HALL SMITH (NAME) | SAME (NAME) | MAP 53-15 |
| 103 Meadow Street (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | PARCEL 4 |
| Old Hickory, TN 37138 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | LW 9190 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, G. H. SEXTON and wife, WILLIE MAI SEXTON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID HALL SMITH and wife, JAN N. SMITH,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A CERTAIN tract or parcel of land lying and being in the 4th Civil District of said County, and more particularly bounded and described as follows:
BEGINNING at an iron pin on the southerly margin of a 30 foot Right-of-Way, south 39 deg. 14 min. west 1344.1 feet, more or less, from the center line of the Old Hickory Branch of the Tennessee Central Railroad Tract in Hadley's Bend of the Cumberland River, said point on the center line being approximately 3½ miles northwesterly along said railroad from the Lebanon Pike; thence along the southerly margin of said 30 foot Right-of-Way north 50 deg. 19 min. west 400 feet to an iron pipe which is the point of beginning of the William M. Martin Tract; thence south 0 deg. 1 min. west 382 feet along the westerly line of the Golden L. Lefevre tract to an iron pipe on the northerly margin of an 18 foot Right-of-Way of said Golden L. Lefevre; thence along the northerly margin of said private Right-of-Way south 88 deg. 45 min. west 100 feet; thence northwardly 420 feet, more or less, to the southerly margin of the previous mentioned 30 foot Right-of-Way which is the Right-of-Way of this property; thence along the 30 foot Right-of-Way south 50 deg. 19 min. east 100 feet to the beginning.

BEING the same property conveyed to the within named Grantors by deed of record in Book 1849, Page 45, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all restrictions and easements of record.

THIS conveyance is expressly subject to a Right-of-Way as set out in Book 2445, Page 430, RODCTN.

CHECK

This is unimproved ( ) improved (XX) property, known as 103 Meadow Street, Old Hickory, TN 37138
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

04/10 120

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. Wherever 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 hand s this 3rd day of April, 1984

G. H. SEXTON: G. H. Sexton

WILLIE MAI SEXTON: Willie Mai Sexton

7240

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named G. H. SEXTON and wife, WILLIE MAI SEXTON,

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 Old Hickory, Tennessee, this 3rd day of April 19 84.

Commission expires 2/11/87

W. K. Georgas, Jr. Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____ Notary Public

WARRANTY DEED

FROM
G. H. SEXTON et ux

TO
DAVID HALL SMITH et ux

REGISTER, PLEASE RETURN TO:
W. K. GEORGAS, JR.
P. O. BOX 1733
HENDERSONVILLE, TN 37075

IDENTIFICATION REFERENCE

APR 10 8 53 AM '84

FEE $ _____
DAVIDSON COUNTY, TN

I 14455

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

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

44000.00- CAMT.
114.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 120.90-
7240A04/10/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 14455

IDENTIF. REFERENCE

APR 10 8 53 AM '84

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

No. 27036