RUSH

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IDENTIF. REFERENCE

MAY 30 12 56 PM '84

THIS INSTRUMENT PREPARED FROM INFORMATION AND DOCUMENTS PROVIDED BY THE PARTIES BY:
ROBINSON & GWIN, ATTORNEYS
225 Lebanon Road - Box 425
Mt. Juliet, Tenn. 37122

ADDRESS NEW OWNER:
George H. Smith et ux
Route 1
South Mt. Juliet Road
Hermitage, TN 37076

SEND TAX BILLS:
-Same-

MAP-PARCEL:
Map 138
Part of
Parcel 110

WARRANTY DEED

BOOK 6302 PAGE 213

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Robert B. Smith and wife, Georgia Smith,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **George H. Smith and wife, Judy Ann Smith,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the 2nd Civil District of Davidson County, State of Tennessee, described as follows, to wit:

> Said tract or parcel of land is described according to a Property Line Survey and Site Plan of the Robert B. Smith et ux, Georgia D. Smith Property by Gary R. Cummings, dated May 6, 1981, and revised May 10, 1984, as follows:
>
> Beginning at an iron pin in the easterly margin of South Mt. Juliet Road, said point being S 17° 20' 57" W 196.53 feet from an iron pin at the southwest corner of the Ronnie D. Richards et ux, Property (Book 5678, page 800, Register's Office for said County); thence leaving the easterly margin of said road and running S 85° 20' 25" E 2,014.34 feet to an iron pin; thence N 4° 39' 35" E 192.67 feet to an iron pin in the southerly boundary of the Richards Property; thence with Richards' southerly boundary S 85° 18' 15" E 480.38 feet to an iron pin, said point being the northeast corner of this tract; thence S 4° 43' 45" W 242.37 feet to an iron pin in a fence line, said point being the southeast corner of this tract; thence with the fence line N 85° 20' 25" W 2,505.54 feet to an iron pin in the easterly margin of South Mt. Juliet Road; thence with the easterly margin of said Road N 17° 20' 57" E 51.22 feet to the point of beginning and containing 5.00 acres, more or less.
>
> Being a part of the same property conveyed to Robert B. Smith and wife, Georgia Smith by deed of record in Book 5680, page 748, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Rt. #1 South Mt. Juliet Road, Hermitage, Tennesse 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal.

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 hands this 25th day of May, 1984.

Robert B. Smith

Robert B. Smith

Georgia Smith

Georgia Smith

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert B. Smith and wife, Georgia Smith,** the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 25th day of May, 1984.

Dean Robinson

NOTARY PUBLIC

My Commission Expires: 10/12/86

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is $15,000.00.

Gary Mitchell

AFFIANT

Subscribed and sworn to before me this 25th day of May, 1984.

Dean Robinson

NOTARY PUBLIC

My Commission Expires: 10/12/86

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6302 PAGE 215

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

15000.00- CAMT.
35.00 CSTAX.
.50 PRFEE
6.00 WDEED
CHECK 45.50-
0412A05/30/84 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 5 2 4 4

IDENTIF. REFERENCE

MAY 30 12 56 PM '84

REGISTER
DAVIDSON COUNTY, TN

No.0039827