FIELD BOOK NO. 5DU-0933,
MAP 133-15, PARCEL 69
FIELD BOOK NO. 5DU-0932,
MAP 133-15, PARCEL 63

This Instrument Prepared By:
Hartzog, Harris & Silva
Attorneys at Law
123 Fifth Avenue North
Franklin, Tennessee 37064

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the Grantees assumption of a mortgage obligation owed to METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION of record in Book 4871, Page 735, Register's Office of Davidson County, Tennessee, I, ROBERT C. SMITHSON, have bargained and sold and by these presents do transfer and convey unto DARRELL L. WALTRIP, his heirs and assigns forever, the following described property, to wit:

TRACT I

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Herbert Heights, Section II, as of record in Book 3500, page 83, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

TRACT II

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Herbert Heights, Section I, as of record in Book 3500, page 28, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert C. Smithson by Quitclaim Deed from Ann S. Wallace, William S. Smithson, and wife, Dorothy A. Smithson, of record in Book 6133, page 61, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

AND I DO COVENANT with the said Grantee, his heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey

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the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. Deed of trust executed by Smithson Construction Company, a Partnership to Attorneys Title Company, Inc., Trustee, dated November 26, 1974, and recorded in Book 4871, page 735, Register's Office of Davidson County, Tennessee, in favor of Home Federal Savings & Loan Association of Nashville (presently Metropolitan Federal Savings and Loan Association) which states that it secures a debt in the principal sum of $515,280.00, payable as therein specified, together with any terms, conditions, restrictions, or limitations recited therein. The present amount due should be determined by contacting the owner of the debt.

2. Taxes for 1984, a lien, but not yet due and payable.

3. All matters as shown on the plan of Herbert Heights, Section II, as of record in Book 3500, page 83, Register's Office for Davidson County, Tennessee. (As to Tract I)

4. All matters as shown on the plan of Herbert Heights, Section I, as of record in Book 3500, page 28, Register's Office for Davidson County, Tennessee. (As to Tract II)

5. Restrictive Covenants of record in Book 3535, page 11, Register's Office for Davidson County, Tennessee. (As to Tract II)

6. Restrictive Covenants of record in Book 3704, page 430, Register's Office for Davidson County, Tennessee. (As to Tract I)

AND I DO FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

SARA SMITHSON, the wife of ROBERT C. SMITHSON, joins in this transfer for the purpose of divesting to Grantee any right, title or interest she may have acquired in the above described real estate by virtue of her marriage to ROBERT C. SMITHSON.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 11th day of September, 1984.

Robert C. Smithson
ROBERT C. SMITHSON

Sara Smithson
SARA SMITHSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Donna Jean Wideman, a Notary Public in and for said County and State, the within named ROBERT C. SMITHSON and wife, SARA SMITHSON, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of September, 1984.

Donna Jean Wideman
Notary Public

My Commission Expires:

July 23, 1988

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $100,000.00.

Darrell L. Waltrip
Affiant

Sworn to and subscribed before me on this the 11th day of September, 1984.

Donna Jean Wideman
Notary Public

My Commission Expires:

July 23, 1988

SEND TAX STATEMENTS TO:

Darrell L. Waltrip

P. O. Box 591

Franklin, Tennessee 37064

1500 07

IDENTIF. REFERENCE

SEP 17 9 35 AM '84

FILED & RECORDED
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6383 PAGE 79

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

100000.00- CAMT.
260.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 269.50-
0766A09/17/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENT. REFERENCE

Sep 17 9 35 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0069282