THIS INSTRUMENT PREPARED BY: Margaret J. Heath
Cosner & Waldschmidt
20th Fl., First Amer. Ct
Nashville, TN 37238

WARRANTY DEED

BOOK 6606 PAGE 493

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
M & M Construction Co. (NAME)	same (NAME)	Map 70-13 Parc. 124
2907 Cayce Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 70-13 Parc. 123
Columbia, TN 38401 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	Map 70-13 Parc. 122

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00)---------- *Dollars,*

Cash in hand paid by the Grantee HEREIN, and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, E. B. Smith, Jr., a single man, hereinafter referred to as Grantor

have this day bargained and sold, and do hereby transfer and convey unto the said M & M Construction Company

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being part of Block No. 5 on the Map of G.T. Sheegog's Subdivision at Bordeaux as of record in Book 421, Page 191, Register's Office for Davidson County, Tennessee, and also being the westerly 48 feet of a lot marked "Treppard" on the Map of Bordeaux, as of record in Book 161, Page 79, Register's Office for Davidson County, Tennessee, and described as follows according to a survey made by A & A Engineers dated February 28, 1985.

Beginning at a point in the westerly margin of Clarksville Highway (U.S. Highway 112) said point being 281+/- feet south of the south margin of South Hamilton Road, thence S 54° 53' 05" E 197.54 feet to an iron pin, the northeast corner of the Carney property, thence with the Carney northern property line S 34° 19' 46" W 203.99 feet to an iron pin, thence N 55° 40' 14" W 198.0 feet to an iron pin, thence N 34° 19' 46" E 206.71 feet to the point of beginning said that containing 0.93 acres more or less.

Being the same property conveyed to E. B. Smith, Jr. as of record in Book 3351, Page 323, Register's Office for Davidson County, Tennessee, and also being the same property conveyed to E. B. Smith, Jr. as of record in Book 5254, Page 416, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 215,000.00

Subscribed and sworn to before me this the 15th *day of* July *19* 85

Affiant

My commission expires 10/14/86 *(Affix Seal)*

Notary Public

This is unimproved ( ) improved (X) property, known as 3113-3131 Clarksville Highway, Nashville, TN 37218 *(House Number) (Street) P.O. Address: (City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 15th *day of* July *19* 85*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned authority, *a Notary Public in and for said County and State* E. B. Smith, Jr., a single man

*the within named bargainor*_____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 15th *day of* July, *19* 85.

Commission expires 10/19/86 Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____*self to be* _____ *of the* M & M Construction Company, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* July, *19* 85.

_____ Notary Public

Commission expires _____

WARRANTY DEED

FROM

E. B. SMITH, JR., a single man

TO

M & M CONSTRUCTION COMPANY

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

J 20783

IDENTIF. REFERENCE

JUL 15 3 11 PM '85

FELIX Z. MILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF

FOR BOOK 6606 PAGE 495

CO -CONVEYANCE
MO -MORTGAGE
WB -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

215000.00- CAMT.
559.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 565.50-
7829A07/15/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 0 7 8 3

IDENTIF. REFERENCE

JUL 15 3 11 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 154032