This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

G 349341 Tele Box #35

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brent A. Spates (NAME)	The Lomas & Nettleton Company (NAME)	
1318 Kermit Drive (STREET ADDRESS OR ROUTE NUMBER)	2001 Bryan Tower (STREET ADDRESS)	MAP 120-2
Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	Dallas, Texas, 75201 (CITY) (STATE) (ZIP)	PARCEL 17

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- BOOK 6638 PAGE 424
---------- $10.00 ---------- *Dollars,*

Cash in hand paid by Brent A. Spates and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Lloyd Foster Smith, as to a one-half interest, and
Charles Edward Smith as to a one-half interest

have this day bargained and sold, and do hereby transfer and convey unto the said Brent A. Spates

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 124 on the Map of Miro Meadows, as of record in Book 1424, pages 94 and 95, Register's Office for said County, described more particularly as follows:

Beginning at a point in the northerly margin of Kirby-Drive, the common corner of Lots 124 and 125; thence with the line between said lots northerly 145.39 feet to the southerly line of Lot No. 123; thence with the lines between Lots 123 and 124 easterly 73 feet to a point in the westerly margin of Kirby Drive; thence with the margin of the same southerly 125.35 feet to the beginning of a curve; thence around said curve southwesterly 31.4 feet to a point in the northerly margin of Kermit Drive; thence with the margin of the same westerly 53.02 feet to the beginning.

Being the same property conveyed to John Lawrence and wife, Myrtle Newsom Lawrence by deed from James Harrison Williams and wife, Dorothy T. Williams, of record in Book 1906, page 393, Register's Office for Davidson County, Tennessee. The said Myrtle Newsom Lawrence having since died testate, predeceased by John Lawrence, and the herein described property having been devised a one-half interest to Lloyd Foster Smith and a one-half interest to Charles Edward Smith under the will of Myrtle Newsom Lawrence of record in Will Book 149, page 316, Probate Court of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 41,000.00

Subscribed and sworn to before me this the 20th *day of* August *19* 85

Affiant Brent A. Spates

My commission expires: 4-20-86 *(Affix Seal)*

Notary Public Cynthia B. Albrecht

This is improved / unimproved property, known as 1318 Kermit Drive, Nashville, Tennessee 37217
(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 20th *day of* August *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.*

Lloyd F. Smith
Lloyd Foster Smith

Charles E. Smith
Charles Edward Smith
By: Lloyd F. Smith
Lloyd Foster Smith, his attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Lloyd Foster Smith

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* 20th *day of* August, *1985*

Cynthia B. Albrecht *Notary Public*

Commission expires 4-20-86

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *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* _____, *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* _____ *self as* _____.

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

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of August, 1985, before me personally appeared Lloyd Foster Smith, to me known to be the person who executed the foregoing deed in behalf of Charles Edward Smith, and acknowledged that he executed the same as the free act and deed of said Charles Edward Smith.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of August, 1985.

Cynthia B. Albrecht
Notary Public

My Commission Expires: 4-20-86

WARRANTY DEED

FROM

Lloyd Foster Smith and Charles Edward Smith

TO

Brent A. Spates

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

FELIX Z. WILSON IT REGISTER
DAVIDSON COUNTY, TN
AUG 26 10 19 AM '85

IDENTIFICATION REFERENCE

31258

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6638 PAGE 426

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

41000.CO- CAPT.
106.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 113.10-
0692A08/26/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31258

IDENTIFICATION REFERENCE

Aug 26 10 19 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 166577