60437

PHC

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Grand Bank at R.L. Thornton, Trustee Box 11289 Dallas, TX 75223	Phillip W. Brooks Investments 5801 Marvin Love Frwy Dallas, TX 75237	114-164 BOOK 6791 PAGE 568

This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P. O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Robert Russell Smith and Lavenia E. Smith (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto Grand Bank at R.L. Thornton, Trustee, said Trustee having full power to sell, convey and transfer without joinder of any beneficiary (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to real estate taxes for the current year which have been prorated between the parties.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $275,000.

Affiant

Subscribed and sworn to before me this 26th day of February, 1986.

Notary Public
My Commission Expires: 10-19-86

This is improved property, known as northeast quadrant of Old Hickory Boulevard and I-40 West.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself to warrant and forever defend the title to the Property to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 26th day of February, 1986.

Robert Russell Smith

Lavenia E. Smith

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Peter H. Curry, a Notary Public in and for said County and State, the within named Robert Russell Smith and Lavenia E. Smith, the 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 and official seal at Nashville, Tennessee, this 26th day of February, 1986.

Notary Public

My Commission Expires: 10-19-86

Exhibit A

DESCRIPTION:

TRACT I:

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 7 and part of Lot No. 8 of the Subdivision of the John D. Brown Property, described according to a Map made by Watkins & Murray, Surveyors, in October, 1947, as follows:

Beginning at a point in the center line of Old Hickory Boulevard, at the northwest corner of part of Lot 8 conveyed to Louis H. Gardner and wife, by deed of record in Book 1906, page 253, Register's Office for said County; thence with Gardner's north line, North 88 deg. 28' east 249 feet to his northeast corner; thence with his easterly line, south 7 deg. 10' east 100.7 feet to the south line of Lot 8; thence with the south line of Lot 8, south 88 deg. 20' east 1123.2 feet to the southeast corner of Lot 8; thence along the easterly or rear line of Lots 7 and 8, north 17 deg. 30' west, 382.4 feet to the common corner of Lots 6 and 7; thence with the line between said lots, north 85 deg. 17' west 1296.7 feet to a point in the center line of Old Hickory Boulevard; thence with the center line of same, south 7 deg. 54' east 138 feet to the beginning.

Being the same property conveyed to Robert R. Smith and wife, Lavenia E. Smith, by deed from O.B. Meadors and wife, Elvana Meadors, of record in Book 2435, page 3, said Register's Office.

TRACT II:

Land in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, being part of Lot No. 8 on the Plan of the John D. Brown Property, not of record, described according to a survey made by Watkins and Murray, Surveyors, October _____, 1947, as follows:

Beginning in the center of Old Hickory Boulevard, at a point 25 feet south of the corner of Lots Nos. 7 and 8; thence with the center of said Boulevard, south 7 deg. 54' east 88 feet; thence south 88 deg. 20' east 250 feet; thence northwardly 100.7 feet; thence westwardly 249 feet to the beginning.

Being the same property conveyed to Robert Russell Smith and wife, Lavenia E. Smith, by deed from Louis H. Gardner and wife, Rosalie W. Gardner, of record in Book 2396, page 495, said Register's Office.

INCLUDED in the description of Tracts I and II, but specifically EXCLUDED therefrom, is that portion of the property conveyed to the State of Tennessee by deed of record in Book 3098, page 319, said Register's Office, to which reference is here made for a more complete description.

7.9022

IDENTIFICATION REFERENCE

FEB 27 4 00 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6791 PAGE 571

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

27500.00- CAMT.
715.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 724.50-
627040 2/27/66 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.9022

IDENTIFICATION REFERENCE

FEB 27 4 09 PM '66
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 222716