THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

Mael

WARRANTY DEED

BOOK 6850 PAGE 23

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Joe R. Smith	Same as new owner	Map 19-13
215 Connell Street		Parcel 93
Goodlettsville, TN. 37072		GO-09613

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, CARL L. GIBSON and wife, ALBERTA O. GIBSON, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said JOE R. SMITH, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee in the City of Goodlettsville, being a part of the property of Carl L. Gibson and wife, Alberta O. Gibson, of record in Book 4836, page 110, Register's Office, Davidson County, Tennessee, described according to a survey of Donald R. Carver, Surveyor, No. 271, dated Februray 19, 1986, as follows:

BEGINNING at a point in the southerly edge of Connell Street in the east right of way of L & N Railroad property; thence along Connell Street South 74° 45' 00" East 104.00 feet to an iron pin; thence South 10° 15' 15" West 249.36 feet to a painted spot on concrete; thence, North 85° 15' 15" West 111.8 feet to a point in the easterly line of L & N Railroad to an iron pin; thence North North 3° 22' 16" East 245.26 feet to the point of beginning and containing 26,429 square feet.

Being part of the same property conveyed to Carl L. Gibson and wife, Alberta O. Gibson, by deed from Hans Gussman and wife, Elli Gussman, of record in Book 4993, page 853, Register's Office, Davidson County, Tennessee.

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, his heirs and assigns, forever.

And We, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1) 1986 State, County and City of Goodlettsville taxes, a lien, but not yet due and payable, prorated between the parties and assumed in full by Grantee.

2) Title to that portion of premises embraced within the bounds of L & N Railroad as shown on the Plat of record in Plat Book 421, page 145, said Register's Office.

3) The Plan of record in Book 421, page 145, said Register's Office.

And We, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 5th day of May, 1986.

98406

IDENTIFICATION REFERENCE

MAY 7 10 19 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Carl L. Gibson
CARL L. GIBSON

Alberta O. Gibson
ALBERTA O. GIBSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CARL L. GIBSON and wife, ALBERTA O. GIBSON, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 5th day of May, 1986.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-9-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $130,000.00.

Joe R. Smith
Affiant

Sworn to and subscribed before me, this the 5th day of May, 1986.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-9-88

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

RECEIVED OF _____

FOR _____

BOOK 6850 PAGE 25

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

130000.00- CAMT.
338.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 344.50-
12|6A05/07/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98406

IDENTIFICATION REFERENCE

MAY 7 10 18 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 245117