This Instrument Prepared By:
Donelson, Stokes & Bartholomew, P.A.
23rd Floor, First American Center
Nashville, Tennessee 37238

ADDRESS NEW OWNERS(S)	SEND TAX BILLS TO:	MAP-PARCEL NO:
Caffean, Inc. 219 Fifth Avenue, North Nashville, Tennessee 37219	Same	129-5 7

BOOK 6852 PAGE 215

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Robert L. Smith and wife, Janice Smith, hereinafter the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Caffean Inc. hereinafter the GRANTEES, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A tract of land in the Second Civil District of Davidson County, Tennessee lying on the Southerly Margin of Jocelyn Hollow Road and being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

Being part of the same property conveyed to Robert L. Smith and wife, Janice Smith by deed from H.H. Chitwood, Trustee, of record in Book 4684, page 251, Register's Office of 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 GRANTEES, their heirs, successors and assigns, forever. And GRANTORS do covenant with the said GRANTEES that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And GRANTORS do further covenant and bind themselves, their heirs, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. This conveyance is subject to a public utility and drainage easement running with the Northwest boundary of said tract. Such public utility and drainage easement being more particularly described in Plat book 6250, page 832,

Register's Office of Davidson County, Tennessee. This conveyance is also subject to a 30 foot driveway easement running with the North Easterly boundary of said tract.

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.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands this 9th day of May, 1986.

BOOK 6852 PAGE 216

Robert L. Smith

Janice Smith

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, a notary public of said county, Robert L. 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, at office, this 9th day of May, 1986.

S. Darlene Mangrum
Notary Public

Seal

My Commission Expires: 7-17-88

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, a notary public of said county, Janice 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 she executed the within instrument for the purposes therein contained. Witness my hand, at office, this 9th day of May, 1986.

S. Darlene Mangrum
Notary Public

Seal

My Commission Expires: 7-17-88

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $30,000.00.

Affiant

Sworn to and subscribed before me this 9th day of May, 1986.

S. Darlene Mangrum
Notary Public

Seal

My Commission Expires: 7-17-88

Exhibit A

Property Description

BOOK 5852 PAGE 218

A tract of land in the second civil district of Davidson County, Tennessee lying on the southerly margin of Jocelyn Hollow Road and being more fully described as follows:

Beginning at an iron pin on the southerly margin of Jocelyn Hollow Road 120.49 feet from the radius return of Hathaway Court said pin being the northeast corner of Lot 987 Resubdivision of Lots 987 and 988 of the West Meade Farms Inc. Section XVI, as evidenced in Plat book 6250, page 832, Register's Office, Davidson County, Tennessee, thence,

1) With the margin of said road N 29°20'55" E a distance of 210.38' to an iron pin, thence

2) Leaving the said margin of Jocelyn Hollow Road, S 60°43'10" E a distance of 555.48' with the line of Ronald V. Gobble as evidenced in Deed book 4790, page 549, Register's Office, Davidson County, Tennessee, thence

3) With the line of West Meade Farms, Inc. Section XIV S 58°19'30" W a distance of 1.3' to an iron pin in concrete monument, thence

4) With said property S 27°00'57" W a distance of 179.05' to an iron pin at the common corner of this tract and Lot 987 of Resubdivision of Lots 987 and 988 of the West Meade Farms Inc. Section XVI, thence

5) With said lot line N 63°48'11" W a distance of 562.96' to an iron pin, point of beginning, and containing 2.50± acres.

Travis Berry French

Robert L. Smith

Janice G. Smith

99168

IDENTIFICATION REFERENCE

MAY 9 9 38 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6852 PAGE 219

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
			30000.00- CAMT.	
			78.00 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	90.50-
21+8A05/09/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99168

IDENTIFICATION REFERENCE

MAY 9 9 39 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 245990