THIS INSTRUMENT PREPARED BY:
Williams and Smith, Attorneys
P. O. Box 2868
Nashville, Tennessee 37219

BOOK 7139 PAGE 923

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP & PARCEL #:
Billy E. Smith and wife, Rita Susan Smith 311 Bonnavue Drive Hermitage, Tennessee 37076	SAME (No Mortgagee)	Part of Map 109 Parcel 195

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, PAUL DUNCAN GOODWIN has bargained and sold and by these presents does transfer and convey unto the said BILLY EDWIN SMITH and wife, RITA SUSAN SMITH, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A tract of land in the 2nd Civil District of Davidson County, Nashville, Tennessee, being located in the Northeast Quadrant of the intersection of Old Hickory Boulevard (50' R-O-W) and Stewarts Ferry Pike (50' R-O-W) and being Lot 1 of the revised Final Plat of the Goodwin Subdivision as evidenced in Book 6900 Page 194 R.O.D.C. Tn., and being more particularly described as follows:

Beginning at a concrete monument, said monument being the Southerly terminus of the Northeasterly return of Old Hickory Boulevard and Stewarts Ferry Pike, thence

1) With a curve to the right, having a radius of 25.00' (central angle of 59 degrees 55' 57" and chord distance of 24.97') a distance of 26.15' to a concrete monument in the margin of Old Hickory Boulevard, thence

2) N 00 degrees 29' 51" W a distance of 176.36 to an iron pin in the Southerly line of Christine M. Goodwin as evidenced in Book 5064 Page 120 R.O.D.C., Tn., thence

3) With said Southerly line, S 76 degrees 58' 52" E a distance of 328.85' to an iron pin, thence

4) S 22 degrees 39' 11" W a distance of 260.67' to an iron pin in the Northerly margin of Stewarts Ferry Pike, thence

5) With said margin, N 60 degrees 25' 48" W a distance of 236.62' to the point of Beginning and containing 62,947 square feet more or less.

Being a portion of the property conveyed to Paul Duncan Goodwin as evidenced in Book 4778, Page 263 R.O.D.C., Tn.

9.47.95

IDENTIFICATION REFERENCE

FEB 18 11 24 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

TAX PAID

Being part of the same property conveyed to Ezell Duncan as evidenced in Book 583, page 267, Register's Office for Davidson County, Tennessee, as devised to Catherine Ann Beasley Duncan by Will of Ezell Duncan, deceased, of record in Will Book 103, page 675, Probate Court Clerk's office for said County, and as devised to Paul Duncan Goodwin by Will of Catherine Ann Beasley Duncan, deceased, of record in Will Book 116, page 730, said Register's office.

This is improved real property known as Route 1, Stewart's Ferry Pike, Hermitage, Tennessee 37076.

To have and to hold said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said BILLY EDWIN SMITH and wife, RITA SUSAN SMITH, their heirs and assigns forever.

I do covenant with the said BILLY EDWIN SMITH and wife, RITA SUSAN SMITH, that I am lawfully seized and possessed of said land in fee simple and have good right to convey it and the same is unencumbered, except as set forth herein. This conveyance is subject to the following matters:

1. Davidson County property taxes for 1987 prorated to date of closing and assumed by the Grantees.

2. Restrictive Covenants and easements of water lines as set out in Deed Book 4326, page 635, and in Book 5916, page 116, Register's Office for Davidson County, Tennessee.

3. Existing telephone and electric lines servicing the subject property.

4. An easement for ingress and egress to serve the property of Christine M. Goodwin and the remaining property of Paul Duncan Goodwin, their heirs, succesors, and assigns. The Grantor does hereby reserve for himself and Christine M. Goodwin, their heirs, successors, and assigns said easement for access for ingress and egress, said easement being the easterly 25 feet of the abandoned portion of Old Hickory Boulevard that parallels the west boundary line of the herein described property.

5. A lease dated April 30, 1971, from Ezell Duncan to Cumberland Oil Co., Inc. of record in Book 4505, page 324, Register's Office of Davidson County, Tennessee.

6. Applicable building and zoning regulations.

And except as herein set forth I further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to said land to the said BILLY EDWIN SMITH and wife, RITA SUSAN SMITH their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 16 day of February, 1987.

Paul Duncan Goodwin
PAUL DUNCAN GOODWIN
by Christine M. Goodwin
Atty-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mary C. Williams, a Notary Public in and for the County and State aforesaid, the within named CHRISTINE M. GOODWIN, with whom I am personally acquainted, and who acknowledged that she executed the within instrument on behalf of PAUL DUNCAN GOODWIN as his attorney-in-fact and as the free act and deed of the within named PAUL DUNCAN GOODWIN.

Witness my hand and official seal at Nashville, Tennessee, this 16 day of February, 1987.

Mary C. Williams
NOTARY PUBLIC

My commission expires: 7/18/87

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $60,000.00

Billy Edwin Smith
BILLY EDWIN SMITH

Subscribed and sworn to before me this 16 day of February, 1987.

Mary C. Williams
NOTARY PUBLIC

My Commission Expires: 7/18/87

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

RECEIVED OF _____

FOR _____

BOOK 7139 PAGE 926

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

CO[illegible].00- CAMT.
160.00 CSTAX
.50 PRFEE
9.00 WDFEE
CHECK 177.50-
[illegible] BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.4.7.9.5.

IDENTIFICATION REFERENCE

FEB 18 11 24 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 46938