Prepared by: Bone, Langford, Armstead

WARRANTY DEED

BOOK 7266 PAGE 758

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Vicki L. Poplin Ralph M. Poplin Carol A. Smith Norton R. Smith, III 116 Robinson Drive Fairview, Tennessee	SAME	MAP: 113 PAR: 8 8D-38600

3588 IDENTIFICATION REFERENCE

JUN 12 12 10 PM '87

FILED AND RECORDED
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $16,500.00.

Vicki L. Poplin

Ralph M. Poplin

Carol A. Smith

Norton R. Smith, III

SUBSCRIBED AND SWORN TO before me this 5th day of June, 1987.

Margaret Dezenfant
Notary Public

My Commission Expires:

My Commission Expires JULY 10, 1990

FOR AND IN CONSIDERATION of the sum of sixteen thousand five hundred dollars ($16,500.00) the receipt of which is hereby acknowledged, I, Evelyn Koch Smith, hereinafter "GRANTOR", have this day bargained and sold and do hereby transfer and convey unto Vicki L. Poplin, Ralph M. Poplin, Carol A. Smith and Norton R. Smith, III, hereinafter "GRANTEE", their heirs and assigns, my entire interest being a one-hundred percent (100%) interest in certain real estate as follows:

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

Two tracts of land in the 8th and 9th, formerly the 12th and 14th, Civil Districts of Davidson County, Tennessee, on the North side of the Charlotte Road, as described as follows:

TRACT ONE:

Beginning at a point in the road, the northeast corner of a tract of land conveyed by Hines to Craddock and running thence South 3-1/2 deg. West 4 poles, South 61 deg. West 9 poles, South 74 deg. West 8 poles, North 82 deg. West 3-1/2 poles, South 76 deg. West 9 poles, North 75 deg. West 6 poles, North 64-1/2 deg. West 8 poles, North 46 deg. West 10.4 poles, South 7-1/2 deg. West 4.8 poles South 35 deg. West 6 poles, South 2 deg. West 10.6 poles South 5-1/2 deg. East 10.6 poles, South 29-1/2 deg. East 4.2 poles to center of Charlotte Pike, thence South 70 deg. East 43 poles to a stake in Jordan's line;

Thence North 2 deg. East 64 poles to the beginning, containing 15 acres more or less, according to a survey made by Erle Drake, Surveyor.

There is included in the above description but expressly excluded from this conveyance, a certain tract of 1-3/4 acres sold and conveyed by F.M. Wild to Jack Overton and wife, by deed dated the 10th day of May, 1938, and recorded in Book 1166, page 467 of Register's Office for said County this excluded land being described as follows:

Beginning at a chestnut oak with white oak pointer in Jordan's line and the northeast corner of Craddock's land;

Thence North 2 deg. east 23 poles to the center of Charlotte Road, souwood trees on south side of said road;

Thence 42 deg. west 14 poles to a stake, chestnut oak pointer, south 71 deg. west 14 poles to a small black walnut in Craddock line;

Thence south 70 deg. east 26-3/4 poles to the beginning, containing one and three-quarter acres be the same, more or less.

TRACT TWO:

Also a tract of land adjoining the above described land, which was conveyed to Frances M. Wild by deed of Gilbert Newland dated March 24, 1938, of record in Book 1090, page 469, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a white oak in the old J.C. Foster tract said oak being the southwest corner of William Warren tract, later owned by Henry Rogan; running thence with the east boundary line of the J.C. Foster tract south 40 poles to a stake;

Thence east 20 poles to a stake;

Thence east 40 poles to a stake in the said William Warren or Rogan south boundary line;

Thence west with the said Warren south boundary line or Rogan line, 20 poles to the beginning, containing five acres.

Being the same property conveyed to Evelyn Koch Smith by deed from Mrs. John L. Buck, Mrs. Marjorie S. Bibb, Sam R. Smith, Jr. Norton R. Smith, Jr., and Mrs. James Mason of Record in Book 4482 page 25 REgister's Office of Davidson County, Tennessee.

Also being the same property devised to Mrs. N.R. Smith, by will of North Richard Smith of record in will book 64, page 490, Probate Court for Davidson County, Tennessee, the said Evelyn Koch Smith and Mrs. N.R. Smith being one in the same person.

And being the same property inherited by Ollie Smith, Sr., as an heir at law of S.R. Smith, Sr., the other heirs at law having already conveyed their interest to Evelyn Koch Smith by Deed of record in Book 4482, page 25, Register's Office for Davidson County, Tennessee

And also being the same property conveyed to Evelyn Koch Smith by deed from Ollie L. Smith, Sr. of record in Book 7190 page 602 Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:

Easement for right of way of Charlotte Pike within boundaries of premises as herein described.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigned forever. GRANTOR covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as herein stated and except for real estate taxes of the current year which are prorated and assumed by GRANTEE.

GRANTOR further covenants and binds herself, her heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEES, their heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 5th day of June, 1987.

Evelyn Koch Smith
Evelyn Koch Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appears before me, the undersigned, a Notary Public in an for said County and State, Evelyn Koch 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 and official seal at Nashville, Tennessee, this 5th day of June, 1987.

Margaret Davenport
NOTARY PUBLIC

My Commission Expires:

My Commission Expires JULY 10, 1988

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

RECEIVED OF _____

FOR _____

BOOK 7266 PAGE 761

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 5 8 8 7

IDENTIFICATION REFERENCE

JUN 12 12 11 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 92956