BOOK 7377 PAGE 781

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF September, 87.

Notary Public

MY COMMISSION EXPIRES 7-17-88
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM T. BERRY, Attorney - 109 Shacklett Lane - Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
E. B. SMITH, JR.	SAME	34-9-112 34-13-11
(NAME)	(NAME)	
P. O. Box 1550		34-13-17 34-13-7
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37202-1550		34-13-13 34-13-6
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James R. McKinney and Melissie Earlene Conrad Bush, Trustee of Trust A, B & C as designated under the Will of James Thomas Conrad.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO E. B. Smith, Jr., unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT

SEE EXHIBITA "A" ATTACHED

7.38 80

IDENTIFICATION REFERENCE

OCT 13 1 13 PM '87

FEE & RECORDING TAX PAID
DAVIDSON COUNTY, TN

unimproved (X)
This is improved (X) property, known as 1470 Gallatin Road, Madison, TN 37115 (Lots 57 & 58 Block E)
Tennyson Avenue, Madison, Tenn. 37115
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 and assigns, forever, and we 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 the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 29th day of September, 19 87

James R. McKinney
JAMES R. McKINNEY

Melissie Earlene Conrad Bush Jr.
MELISSIE EARLENE CONRAD BUSH, TRUSTEE

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James R. McKinney and Melissie Earlene Conrad Bush, Trustee

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of September 1987.

Commission expires 7-17-88

Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ with whom I am personally acquainted and who upon (this oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

JAMES R. McKINNEY and MELISSIE EARLENE CONRAD BUSH, Trustee

TO

E. B. SMITH, JR.

EXHIBIT "A"

BOOK 7377 PAGE 783

TRACT I

Being Lots 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 47, 48, 49, 50, 53, 54, 55, 56, 57 & 58, Block "E" Edenwold City, as of record in Book 421, Page 123 Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to James T. Conrad and James R. McKinney by Deed from Dorothy Dunn of record in Book 4215, Page 250, Register's office for Davidson County, Tennessee.

Also being a portion of the same property conveyed to Trust A, B & C (a ½ interest) as designated under the Will of James Thomas Conrad, with Melissie Earlene Conrad Bush, as Trustee with full power to transfer and convey without the joinder of any beneficiary, by Melissie Earlene Conrad Bush, Executrix under the Will of James Thomas Conrad, by Quitclaim Deed of record in Book 6564, page 776, Register's Office for Davidson County, Tennessee; thus making James R. McKinney and said Trusts, with Melissie Earlene Conrad Bush, Trustee owner of a ½ interest each.

TRACT II

Being Lots Nos. 51 & 52 Block "E" on the Plan of Edenwold City, as of record in Book 421, Page 123, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James T. Conrad and James R. McKinney by Deed from Elyse L. Cheshire, of record in Book 4152, Page 965, Register's Office for Davidson County, Tennessee.

Also being a portion of the same property conveyed to Trust A, B & C (a ½ interest) as designated under the Will of James Thomas Conrad, with Melissie Earlene Conrad Bush, as Trustee with full power to transfer and convey without the joinder of any beneficiary, by Melissie Earlene Conrad Bush, Executrix under the Will of James Thomas Conrad, by Quitclaim Deed of record in Book 6564, page 776, Register's Office for Davidson County, Tennessee; thus making James R. McKinney and said Trusts, with Melissie Earlene Conrad Bush, Trustee owner of a ½ interest each.

TRACT III

Being Lot No. 46 in Block "E" on the Plan of Edenwold City, as of record in Book 421, Page 123, Register's Office for Davidson County, Tennessee.

Said Lot No. 46 fronts 25 feet on Tennyson and runs back between parallel lines 110 feet to a dead line.

Being the same property conveyed to James R. McKinney and James T. Conrad by Deed from J. W. Jones Sr., unmarried of record in Book 4252, page 464, Register's Office for Davidson County, Tennessee.

Also being a portion of the same property conveyed to Trust A, B & C (a ½ interest) as designated under the Will of James Thomas Conrad, with Melissie Earlene Conrad Bush, as Trustee with full power to transfer and convey without the joinder of any beneficiary, by Melissie Earlene Conrad Bush Executrix under the Will of James Thomas Conrad, by Quitclaim Deed of record in Book 7377 page 758 Register's Office for Davidson County, nessee; thus making James R. McKinney and said Trusts, with Melissie Earlene Conrad Bush,. Trustee owner of a ½ interest each.

The Will of James Thomas Conrad being of record in Will Book 140, Page 453, Probate Clerk's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7377 PAGE 784

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

210000.00- CAPT.
580.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 597.50-
2432A10/13/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.38 Q Q

IDENTIFICATION REFERENCE

Oct 13 1 19 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 25886