BOOK 7377 PAGE 788

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICH-EVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF September, 19 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	Map 34-13 Parcels 28
(NAME) P. O. Box 1550	(NAME)	30-34-37-38-40-41-42-46-47-49
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37202-1550	(STREET ADDRESS)	50 and 51
(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 EXHIBIT "A" ATTACHED

7 3 8 0 2

IDENTIFICATION REFERENCE

OCT 13 1 17 PM '87

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as Tennyson Ave., Madison, TN. 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
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 19 87

Commission expires 7-17-88

William R Bass
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 (his 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"

TRACT I

Land in Davidson County, Tennessee.
Being Lots 11, 12, 13 & 14 Block "H" 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 Willie Mae Christian as of record in Book 4078, Page 22, Register's Office for Davidson County, Tennessee.

Also 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

Lots 17, 18, 19, 20, 21, 22, 25, 26, 27 & 28 Block "H" on the Plan of Edenwold City as of record in book 421, page 123 Register's Office for Davidson County, Tennessee.

Being a portion of the same 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 III

Being Lot No. 23, block "H", plan of Edenwold City Subdivision of record in Book 421, Page 123, Register's Office for Davidson County, Tennessee.

Said Lot no. 23 runs 25 feet on the south side of Tennyson Avenue and runs back between lines 122 1/2 feet on one side line and 119 feet on the other side line. Being further identified as Field Book 10D 40485, Map 34-13, Parcel 40.

Being the same property conveyed to James T. Conrad and James R. McKinney of record in Book 4993, Page 686, 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 797 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 IV

Being Lot 24 in Block "H" on the Plan of Edenwold City, as of record in Book 421, Page 123, Register's Office of Davidson County, Tennessee.

Said Lot No. 24 fronts 25 feet on Tennyson and runs back between parallel lines 119 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 470, 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, Tennessee; thus making James R. McKinney and said Trusts, with Melissie Earlene Conrad Bush, Trustee owner of a ½ interest each.

TRACT V

Land in Davidson County, Tennessee, being Lot No. 29, Block "H" Edenwold City Subdivision, as of record in Book 421, Page 123, R.O.D.C., Tennessee, and said lot fronts 27 feet on Tennyson Avenue and goes 70 feet and has an irregular rear measurment to which the exact irregular measurement reference is hereby made to the Edenwold City Subdivision in Book 421, page 123, R.O.D.C., Tennessee, for the exact measurement.

Being part of the same property conveyed to James T. Conrad and James R. McKinney by deed from The Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5486, page 153, R.O.D.C.

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 VI

Being Lots Nos. 30 and 31, block "H" of the Edenwold City Plan of record in book 421, Page 123, Register's Office for Davidson County, Tennessee.

Said Lot No. 30 fronts 25 feet on the south side of Tennyson Avenue and extends back between parallel lines 65 feet on the west side and 60 feet on the east side to the line of the Edenwold City Subdivision .

Said Lot No. 31 fronts 25 feet on the south side of Tennyson Avenue and extends back between parallel lines 60 feet on the west side and 53 1/2 feet on the east side to the line of Edenwold City Subdivision.

Being the same property conveyed to James T. Conrad and James R. McKinney of record in Book 4993, Page 731 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 797, 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 VII
Being Lots 32, 33 & 34 Block "H" on the Plan of Edenwold City as of record in Book 421, Page 123, Register's Office for Davidson County, Tennessee.

Said Lot 32 fronts 25 feet on the south side of Tennyson Avenue and runs back 53 1/2 feet on the west side and 49 feet on the east side.

Said Lot 33 fronts 25 feet on the south side of Tennyson Avenue and runs back 49 feet on the west side and 43 feet on the east side.

Said Lot 34 fronts 25 feet on the south side of Tennyson Avenue and runs back 43 feet on the west side and 35 1/2 feet on the east side.

All lots run back to a dead line to the rear.

Being the same property conveyed to James T. Conrad and James R. McKinney by deed from Andrew Kelly, et ux, of record in book 4954, page 860, R.O.D.C.

Also being a portion of the same property conveyed to Trust A,B & C (a ½ interst) 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 fora Davidson County, Tennessee; thus making James R. McKinney and said Trusts, with Melissie Earlene Conrad Bush, Trustee owner of a ½ interest each.

TRACT VIII
Being Lots 35 & 36, block "H" on the Plan of 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 Sidney Rosenberg, et. ux. of record in Book 4069, Page 563 R.O.D.C., 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 IX
Being Lot No. 37 in Block "H" on the Plan of Edenwold City of record in Book 421, Page 123, Register's Office for Davidson County, Tennessee.
Said Lot No. 37 being a right triangle in shape, beginning at a point on Tennyson Avenue being the dividing line between Lots Nos. 36 and 37, thence along the south side of Tennyson Avenue 117 feet to the intersection of Tennyson Avenue with the south line of Edenwold City Subdivison, thence in a southerly direction 120 feet to a line between Lots 36 and 37, thence northwardly 26 1/2 feet to the point of beginning.

Being the same property conveyed to James T. Conrad and James R. McKinney in Book 4993, page 711 Register's office for Davidson County, Tennessee.

Also being a portion of the same property conveyed to Trust A, B & C (a ½ interst) 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 797 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.

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 793

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
			50000.00- CONT.	
			140.00 CSTAX	
			.50 PRFEE	
			15.00 WDEED	
			CHECK 155.50-	
2435A	10/13/87		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.38.02

IDENTIFICATION REFERENCE

OCT 13 1 18 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 25889