THIS INSTRUMENT PREPARED BY:
STEWART, BLACK & UNDERHILL, ATTORNEYS
223 MADISON STREET, SUITE 108
POST OFFICE BOX 887
MADISON, TENNESSEE 37115

Mail

BOOK 7398 PAGE 657

NAME/ADDRESS OF NEW OWNER(S):

E.B. SMITH, JR.
PO Box 1550
Nashville, Tenn 37202-1550

MORTGAGEE(S):

SAMUEL N. CHAFFIN

SEND TAX BILLS TO:

E.B. SMITH, JR.
PO Box 1550
Nashville, Tenn 37202-1550

MAP AND PARCEL NOS.:

MAP 34-13
PARCEL 55

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, We, hereby swear or affirm that, to the best of Affiant's knowledge and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 200,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this the 26th day of October, 1987.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
11-12-89

8074 6

IDENTIFICATION REFERENCE

Nov 9 9 35 AM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged SAMUEL N. CHAFFIN, hereinafter referred to as "GRANTOR(S)", has this day bargained and sold , and by these presents does hereby transfer and convey unto the said E.B. SMITH, JR. hereinafter referred to as "GRANTEE(S)" his heirs and assigns, certain real estate in Davidson County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor(s) in and to any easement and right-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This is Unimproved property known as 1450 Gallatin Rd No, Madison, Tenn 37115.

TO HAVE AND HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee(s) his heirs and assigns forever, and I covenant with the Grantee(s), his heirs and assigns, that I am lawfully seized and possessed of the "Property" in fee simple, and has a good right to convey it, and that the same is unemcumbered except as set forth in Exhibit "B", which is attached hereto and incorporated herein.

Grantor(s) further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the "Property" to Grantee(s), his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) has caused this Warranty Deed to be executed as of the 26th day of October, 1987.

Samuel N. Chaffin

SAMUEL N. CHAFFIN

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public, SAMUEL N. CHAFFIN with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowlegded that he executed the within instrument for the purposes therein contained.

WITNESS my hand this 26th day of October, 1987.

Diana L Montgomery

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

" EXHIBIT A "

Being a part of the north part of Lot No. 22 and the northwest part of Lot No. 23 on the Map showing the Subdivision of the Edgemeade Farm, of record in Book 547, pages 89 and 90, Register's Office for said County, and described according to a survey thereof made by John M. Sullivan, County Surveoyr, December 31, 1945, as follows:

Beginning at a point in the easterly margin of the Gallatin Turnpike 1.5 feet east of the easterly margin of a stone wall, said point being 170 feet north of the north margin of Edgemeade Boulevard; thence with the easterly margin of said Pike northerly 308 feet to the northwest corner of Lot No. 22; thence with the north line of the same, South 89° East 193 feet to the corner of Lots Nos. 22 and 23; thence with the north line of Lot 23 South 89° East 18 feet, North 85° East 87 feet and North 74-3/4° East to the northeast corner of the property in question; thence southerly to a stake which is 195 feet north of the north margin of Edgemeade Boulevard; thence westerly parallel to the north margin of Edgemeade Boulevard, 318 feet more or less to a point which is 100 feet east of the easterly margin of the Gallatin Pike; thence southerly, parallel to the easterly margin of the Gallatin Pike, 30 feet to a point; thence westerly 100 feet to the point of beginning.

Being the same property conveyed to Samuel N. Chaffin by deed from Noah L. Chaffin et ux, Vallie Effie Chaffin of record in Book 3675, page 150, Register's Office for said County.

" EXHIBIT B "

This conveyance is subject to the following:

1. Real property taxes.

2. Sanitary sewer and/or storm drainage easements of record in Book 3278, page 418, and Book 3339, page 386, said Register's Office.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7398 PAGE 660

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

200000.00- CAMT.
560.00 CSTAX
.50 PRFEE
3.00 MDEED
CHECK 569.50-
0534A11/09/67 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

807.46

Nov 9 9 38 AM '67

REGISTER

No. 33787