This Form furnished by Attorneys Title Company, Inc.

BOOK 7450 PAGE 600

Form No. WD-2

FROM

John D. Smith

TO

H&M Realty Company

For draftsman's use

This instrument prepared by:
Theodore H. Pailet, Attorney
1906 South Street
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H&M Realty Company (NAME)	(same) (NAME)	106-03:
P.O. Box 100225 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	14
Nashville, TN 37210 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

97992

IDENTIFICATION REFERENCE

JAN 15 4 06 PM '88

DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$300,000.00 James M. McFarlin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF January, 1988

Notary Public

MY COMMISSION EXPIRES: 10/16/89

(AFFIX SEAL)

For and in Consideration of the sum of Three Hundred Thousand and No/100--

----------($300,000.00)---------- **DOLLARS**

cash in hand paid to the undersigned, John D. Smith by H&M Realty Company, Grantee, receipt of which is hereby acknowledged, John D. Smith, hereinafter referred to as Grantor,

have bargained and sold, and by these presents do transfer and convey unto the said H&M Realty Company, a partnership composed of Riggs Hayes and James M. McFarlin their successors, representatives, heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT 1: Land in the 3rd Civil District of Davidson County, Tennessee, described according to a survey made by Hal R. Swann, Jr., Surveyor, dated May 30, 1969, as follows:
Beginning at a point in the south margin of Elm Hill Pike, 276.5 feet east of the southeast corner of said Pike and Arlington Avenue; thence southerly 238 feet to a post and iron pin; thence east 47.05 feet to a post and iron pin; thence North 239.8 feet to an iron pin in the south margin of Elm Hill Pike; thence with the Pike, West 48 feet to the beginning.
Begin the same property conveyed to John D. Smith, by deed from W. C. Allen, and wife, Irene N. Allen, of record in Book 5549, Page 830, Register's Office for Davidson County, Tennessee.

TRACT 2: A tract of land in the Third, formerly the Fifteenth Civil district of Davidson County, Tennessee, being a part of the Dower Tract of the Edward Trabue Lands, a plan of which is of record in Minute Book 1, Pages 190 and 191, of the United States Circuit Court of Nashville, described as follows:
Beginning on the southerly margin of Stones River or Elm Hill Pike at the northeast corner of the Ed Battle Lot, being 31.59 poles North 83 1/4 degrees east from Arthur Kelly's property thence South 5 1/2 degrees east 301, feet more or less, to the northerly margin of the right-of-way of the Tennessee Pacific Railroad; thence easterly with the same, 60 feet; thence North 5 1/2 degrees west 295 feet, more or less, to the southerly margin of said Pike; thence with same, South 83 1/4 degrees West 60 feet to the beginning.

Being the same property conveyed to John D. smith, by deed from H. & M. Realty, a partnership composed of Riggs Hayes and James M. McFarlin, of record in Book 5386, Page 559, Register's Office.

This conveyance is made expressly subject to an easement for (1) sanitary sewers and/or storm drainage of record in Book 4436, page 612, R.O.D.C. (2) Title to that portion of the premises embraced within the bounds of the Tennessee Pacific Railroad right of way. (3) Taxes for the year 1988 which have been prorated and payment thereof is assumed by Grantee.

BOOK 7450 PAGE 601

WD-2

This is unimproved ( ) improved (X) property, known as 1317 Elm Hill Pike, Nashville, TN 37210
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, representatives, heirs and assigns, forever.

And I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as set out hereinabove.

And I, John D. Smith, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors, representatives, heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 15th day of January, 19 88

John D. Smith

Janeice F. Smith, wife of John D. Smith, executes this deed to convey any marital right she may have in this property.

Janeice F. Smith

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John D. Smith and wife, Janeice F. Smith

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of January, 19 88

Notary Public.

Commission expires 10/16/89

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19 .

, Notary Public.

Commission expires .

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 7450 PAGE 602

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

	CAMT
	300000.00
CON TX	840.00
PRFEE	0.50
WDEED	6.00
TOTAL	846.50
CHECK	846.50

97992

IDENTIFICATION REFERENCE

JAN 15 4 03 PM '88

DAVIDSON COUNTY, TN

1/15/88 01 16:11 0001 8717

No. 53686