10534

This instrument prepared by:
Bernard K. Smith, Attorney
113 East Morford Street
McMinnville, Tennessee 37110

3-37 03:07 0101 03CHECK 550.70

IDENTIFICATION REFERENCE

BERNARD K. SMITH, ET AL

Mar 7 1 46 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

TO) WARRANTY DEED

WARREN COUNTY FREIGHT LINE,) MAIL ENV.
INC.
601 Red Road
McMinnville, Tennessee 37110

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, we, BERNARD K. SMITH and wife, DEBRA SMITH, NANCY WALLACE and husband, POWELL WALLACE, and STEPHEN P. SMITH and wife, MRS. STEPHEN P. (KATE) SMITH, have this day and date bargained and sold and by these presents do hereby sell, transfer and convey unto WARREN COUNTY FREIGHT LINE, INC., its successors and assigns, all our right, title and interest in and to the following described real property, to-wit:

> Lying and being in the Third Civil District of Davidson County, Tennessee, being part of Lots No 5 and 11 on the Plan of Ed Trabue's land, as of record in Minute Book No. 1, pages 190 and 191, Circuit Court at Nashville, Tennessee, described according to a survey made by Donald R. Carver, dated June 29, 1970, as follows:
>
> BEGINNING on the southerly margin of Elm Hill Pike at the northwest corner of the property conveyed to Frank G. Porter, et al, of record in Book 4355, page 44, said Register's Office; thence South 18 deg. 41' West 818.57 feet to an iron pin; thence North 63 deg. 16' West 262.70 feet to an iron pin; thence North 6 deg. 51' East 190.60 feet; thence North 18 deg. 41' East 500 feet to the southerly margin of Elm Hill Pike; thence with the same North 88 deg. 44' 14" East 331.67 feet to the beginning, containing 5.00 acres, more or less. Being part of the same property conveyed and recorded in Deed Book 4392, page 866, said Register's Office.
>
> For further reference see Deed Book 4447, pages 245 and 246, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real estate with all right, title, interest and appurtenances thereto belonging unto the said Grantors, their heirs and assigns, in fee simple, forever.

And we do covenant with the said Grantee, its successors and assigns, that we are lawfully seized and possessed of said

real estate; that we have a good and lawful right to sell and convey the same, and that the same is free and unencumbered.

We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate unto the said WARREN COUNTY FREIGHT LINE, INC., its successor and assigns, against the lawful claims and demands of all persons, whomsoever.

WITNESS OUR HANDS this 14th day of August, 1985.

BERNARD K. SMITH, Grantor

Nancy Wallace

NANCY WALLACE, Grantor

Stephen P Smith

STEPHEN P. SMITH, Grantor

AND, DEBRA SMITH, POWELL WALLACE, AND MRS. STEPHEN P. (KATE) SMITH, DO JOIN IN THIS CONVEYANCE FOR WHATEVER MARITAL RIGHTS WE MAY HAVE IN AND TO THE AFOREDESCRIBED REAL PROPERTY.

WITNESS OUR HANDS this 14th day of August, 1985.

Debra Smith

DEBRA SMITH, wife of BERNARD K. SMITH

Powell Wallace

POWELL WALLACE, husband of NANCY WALLACE

Mrs Stephen P. (Kate) Smith

MRS. STEPHEN P. (KATE) SMITH, wife of STEPHEN P. SMITH

STATE OF TENNESSEE
COUNTY OF WARREN

Personally appeared before me, the undersigned Notary Public in and for the aforesaid State and County, the within named bargainors, BERNARD K. SMITH and wife, DEBRA SMTIH, NANCY WALLACE and husband, POWELL WALLACE, and STEPHEN P. SMITH and

wife, MRS. STEPHEN P. (KATE) SMITH, with whom I am personally acquainted and who acknowledged that they executed the foregoing Warranty Deed for the purposes therein contained.

IN WITNESS WHEREOF I have set my hand and official seal of office, at office in McMinnville, Warren County, Tennessee, this 14th day of August, 1985.

Connie Lusnes

NOTARY PUBLIC

MY COMMISSION EXPIRES:

8-2-87

STATE OF TENNESSEE
COUNTY OF WARREN

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in the property transferred, whichever is greater, is $ 194,000.00, which amount is equal to or greater than the amount which the property, or interest in property, transferred would command at a fair and voluntary sale.

Warren Co. Freight Line, Inc.

G. Fred Martin, Secy.

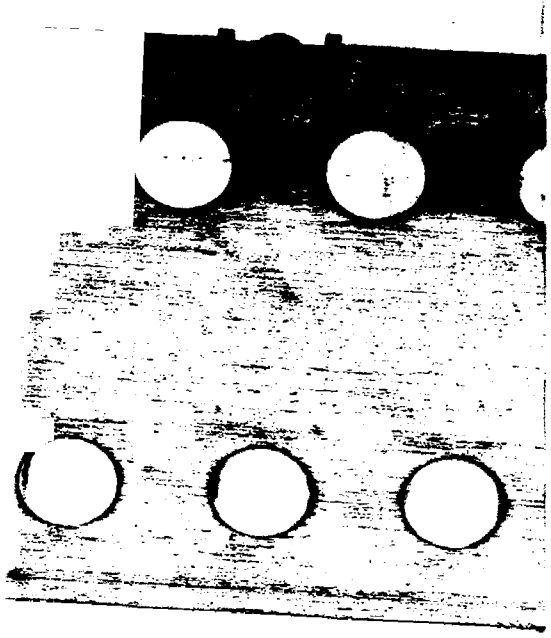
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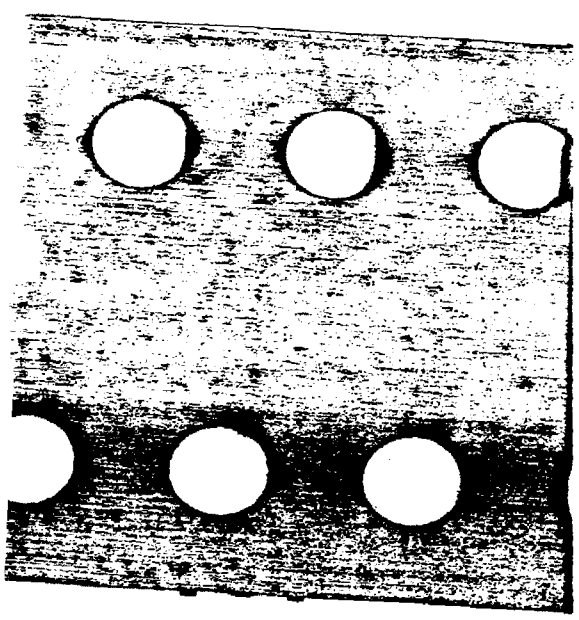
Subscribed and sworn to before me this 7th day of ~~August~~ March, 1985.

B. Edwards - Dep. Reg

~~REGISTER/NOTARY PUBLIC~~

~~MY COMMISSION EXPIRES~~:





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7485 PAGE 319

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

10534

IDENTIFI REFERENCE

Mar 7 1 46 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

	CAMT
	194000.00
CON TX	543.20
PRFEE	0.50
WDEED	9.00
TOTAL	552.70
CHECK	552.70

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No. 68111