THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
00257411

WARRANTY DEED

MORTGAGEE

ADDRESS NEW OWNER(S) AS FOLLOWS:	~~SEND TAX BILLS TO:~~	MAP PARCEL NUMBERS
H. David Smith and Rudy Thacker (NAME)	Dominion Bank of Middle Tennessee (NAME)	Map 105-15 PARCEL 15
1719 West End Ave - Suite 803 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHville, TN. 37203 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ~~TEN AND NO/100~~ $10.00 *Dollars,*

Cash in hand paid by H. David Smith and Rudy Thacker, as tenants in common and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

0784 06/28 0101 03CHECK 1692.50

BOOK 7585 PAGE 712

Horrell Properties, Inc., a Tennessee corporation

have this day bargained and sold, and do hereby transfer and convey unto the said H. David Smith and Rudy Thacker,

as tenants in common

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

TRACT I:

Land in Davidson County, Tennessee, being part of Tract No. 1 on the Plan of the lands of W. W. Berry, as of record in Book 421, page 26, Register's Office for Davidson County, Tennessee, described according to a survey made by Frank V. Neeley, dated June 3, 1988, as follows:

BEGINNING at an iron pin in the northerly margin of Craighead Street;

THENCE, with the northerly margin of Craighead Street, North 89 degrees 06 minutes 19 seconds West, 275.00 feet to an iron pin;

THENCE, North 00 degrees 53 minutes 41 seconds East, 18.00 feet to an iron pin;

THENCE, North 89 degrees 06 minutes 19 seconds West, 22.60 feet to an iron pin;

THENCE, leaving said margin of Craighead Street, North 6 degrees 55 minutes 16 seconds East, 95.66 feet to an iron pin;

THENCE, North 21 degrees 38 minutes 02 seconds East, 227.46 feet to an iron pin;

THENCE, North 31 degrees 04 minutes 15 seconds East, 140.17 feet to an iron pin;

(continued on EXHIBIT "A")

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $600,000.00

Subscribed and sworn to before me this the 28th *day of* June 19 88

Affiant

My commission expires My Commission Expires July 29, 1990 *Notary Public*

(Affix Seal)

This is unimproved ( ) improved (X) property, known as 460 Craighead Avenue, Nashville, Tennessee

(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unincumbered exceot for those encumbrances set forth on Exhibit "B".

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 28th *day of* June, 19 88, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Horrell Properties, Inc., a Tennessee corporation

BY: _____

Its: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me _____, *a Notary Public in and for said County and State* _____

the within named bargainor _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* _____ *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at _____ *Tennessee, this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned _____, *a Notary Public of the State and County aforesaid, personally appeared* THOMAS H. HORRELL _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* him *self to be* President *of the* Horrell Properties, Inc., *the within named bargainor, a corporation, and that* he *as such* President *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President.

Witness my hand and seal, at office in _____, *this* 28th *day of* June, *19* 88.

Judy K. Hazlett *Notary Public*

Commission expires _____, 1990

NOTARY PUBLIC STATE OF TENNESSEE

WARRANTY DEED

FROM

Horrell Properties, Inc.

TO

H. David Smith and

Rudy Thacker

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT "A"

THENCE, South 75 degrees 58 minutes 24 seconds East, 107.76 feet to a concrete monument;

THENCE, South 3 degrees 23 minutes 00 seconds East, 423.73 feet to the point of beginning, containing 2.2375 acres, more or less.

TRACT II:

Being a 25-foot easement for a travelway running from the northeast corner of the above tract to Bransford Avenue, and more particularly described as follows:

Beginning at an iron pin at the northeast corner of the above tract and running thence, North 40 deg. East, to the vesterly margin of Bransford Avenue; thence, with the margin of same, southerly 25 feet to a point; thence, South 40 deg. West to a point in the easterly line of said 2.1 acre tract 25 feet South of the iron pin at the beginning point; thence, with the easterly line of said 2.1 acre tract, North 3 deg. 23' West, 25 feet to the beginning.

The above described property was conveyed to Morrell Properties, Inc. by deed from J. Grandstaff Dale, Sr. and Perry Dale, Jr., d/b/a Dale's of record in Book 7396, page 472, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

1. Taxes for 1988: a lien, but not yet due or payable.

2. Restrictive covenants contained in instrument of record in Book 1488, page 265, Register's Office for said County.

3. Agreement easement and restrictions set out in deed from James E. Malone, and wife, to Metal Products Company, of record in Book 1491, page 228, said Register's Office, dated June 3, 1977, in substance as follows: "It is distinctly understood and agreed, however, that said easement for a travelway is not for the exclusive use of the Metal Products Company and James E. Malone, the said J. E. Malone, reserving for his use, his heirs and assigns, the joint right to use said travelway in common with said Metal Products Company. Subject to any rights or easement (if any) for sewer lines and telephone lines which may be in or on the property."

4. 10-foot permanent easement conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee, by Metal Products Company, of record in Book 4444, page 418, said Register's Office.

5. Easement for flow of Brown's Creek, and a telephone line across the front of the premises.

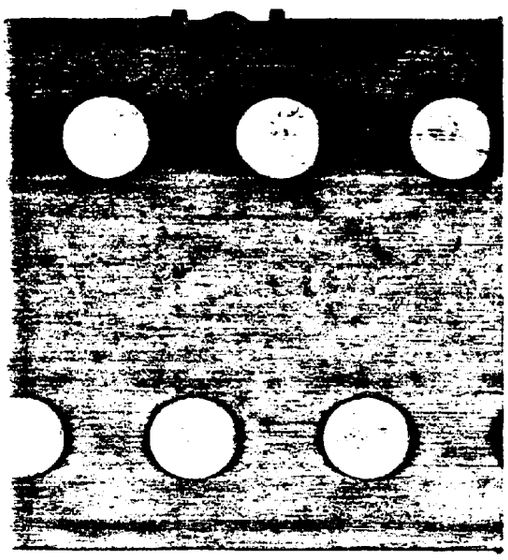
6. All matters shown on Survey of Frank V. Neeley, dated June 3, 1988.

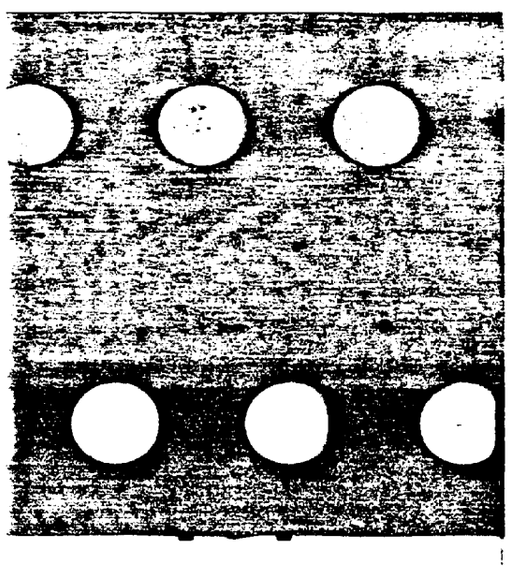
44624

IDENTIFICATION REFERENCE

JUN 28 4 16 PM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7585 PAGE 716

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
				CAMT
				600000.00
				CON TX 1680.00
				PRFEE 0.50
				WDEED 12.00
				TOTAL 1692.50
				CHECK 1692.50
06/28/88	01			16:16 0001 0784

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44624

IDENTIFICATION REFERENCE

JUN 28 4 16 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 107547