This instrument was prepared by:
Steve Stack, Attorney at Law
110 Frey Street
Post Office Box 85
Ashland City, TN 37015-0085

FILED FOR RECORD JULY 1, 1986, at 9:00 O'CLOCK A.M. 07/05/04 0101 03CHECK 9.00

From: Larry C. Knight and
wife, Patricia E. Knight

BOOK 7833 PAGE 364

MAP:23

PARCEL:37 and 3801

TO: James L. Smith and
wife, Nancy E. Smith
Route 3
Joelton, Tennessee 37080
SEND TAX BILLS TO SAME

WARRANTY DEED

For and in consideration of the sum of $65,000.00, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, We, Larry C. Knight and wife, Patricia E. Knight, Grantors herein; have bargained and sold and by these presents do convey unto James L. Smith and wife, Nancy E. Smith, Grantees herein, their heirs and assigns, a certain parcel of real property situated in the 2nd Civil District of Cheatham County, Tennessee, and being described as:

Tract 1: Beginning in the center of Old New Hope Road and on the north corner of said lot; thence S. 60°30' E. 345 feet to an 11 inch elm tree; thence S. 46°30' W. 243 feet to an iron pin in the center of a farm road; thence following the center of said farm road, N. 69°W. 44 feet; thence N. 38° 30' W. 261 feet to the center of Old New Hope Road; thence running N. 35°30' E 144 feet with the center of said old New Hope Road to the beginning containing 1.49 acres, more or less.

And being the same tract of land conveyed to Larry C. Knight, et ux, from Edgar Knight, et ux, by deed of record in Book 124, Page 491, Register's Office of Cheatham County, Tennessee.

Tract 2: Beginning at a point in the center of Old New Hope Road and the Northwest corner of a 1.49 acres tract of land now owned by Larry Knight; thence with the north line of said 1.49 acres tract, S. 60°30' E. 300 feet to a point in the north line of said tract; thence N. 35°30' E. 100 feet to a stake; thence N. 60°30' W. 300 feet to a stake in the center of old New Hope Road; thence with the center of said road, S. 35° 30' W. 100 feet to the beginning containing 30,000 square feet more or less.

And being the same tract of land conveyed to Larry C. Knight, et ux from Edgar Knight, et ux, by deed of record in Book 164, Page 531, Register's Office of Cheatham County, Tennessee.

Tract 3: Beginning at an iron pin on the E. bank of a small creek, the S. E. corner of this lot; thence N. 43°30' W. 382 feet to an iron pin; thence N. 83°W. 37 feet to an iron pin on the south margin of Baxter Road; thence with the S. margin of Baxter Road, S. 39°30' W. 140 feet to an iron pin; thence continuing with the Road, S. 58°W. 100 feet to an iron pin; thence leaving the road, S. 22°E. 150 feet to an iron pin in branch; thence N. 87°45' E. 417 feet (with old branch bed along edge of bluff and across flat) to an iron pin the point of beginning, containing 1.85 acres, more or less.

And being the same property conveyed to Larry C. Knight, et ux from Alfred Perry, et ux, by deed of record in Deed Book 184, Page 681, Register's Office for Cheatham County, Tennessee.

1986 Cheatham County Property taxes have been pro-rated and assumed by Grantees.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their heirs and assigns forever. We do covenant with Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered unless otherwise herein set forth. We do further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title unto said real property unto the Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Grantors make oath that the actual consideration for this conveyance or fair value of the property, whichever is greater, is $65,000.00.

IN WITNESS WHEREOF We have hereunto set our hands this the 30 day of June, 1986.

Larry C. Knight Patricia C. Knight

30354

THE WITNESS REFERENCE

MAY 4 12 32 PM '89

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Larry C. Knight and Patricia E. Knight, the within named barginors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of June, 1986

NOTARY PUBLIC

(NOTARY SEAL)

My Commission Expires: 11/9/87

CHEATHAM DEED REGISTER'S OFFICE SEAL

I, BETTY J. ROSS, REGISTER OF CHEATHAM COUNTY TENNESSEE DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A Warranty Deed EXECUTED BY Larry C Knight et ux TO James L. Smith et ux. AS SAME APPEARS OF RECORD IN BOOK NO. 246 PAGE 207 IN SAID REGISTER'S OFFICE. WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 21 DAY OF April, 1987

Betty J Ross

REGISTER

DEPUTY

STATE OF TENNESSEE
CHEATHAM COUNTY:
Office of the Register: 7-1, 1986
I, BETTY J. ROSS, Cheatham County Register do certify that the Foregoing instrument and certificate was received in my office at 9:00 o'clock A.m., on 7-1, 1986; entered in Note Book K, Page 185, and recorded in Book No. 246 Page 207. The following amounts were paid under receipt No. 7467

STATE TAX: DEED	$ 169.00
STATE TAX: NOTES	$
PROBATE FEE:	$ .50
RECORDING FEE:	$ 12.00
TOTAL	$ 181.50

Betty J Ross REGISTER