This instrument was prepared by:
Leroy J. Ellis, III
Attorney at Law
306 Gay Street, Suite 200
Nashville, TN 37201
(615) 256-5003
Box 56

BOOK 7993 PAGE 513

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Slate Construction Company, Inc. 925 Barnett Drive Goodlettsville, TN 37072	same	Map 43-13 Parcels 75, 76, 77

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by Slate Construction Company, Inc., a corporation organized and existing under the laws of Tennessee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Leroy J. Ellis, III, as Executor under the Will of Olive Gertrude Smith, deceased, pursuant to the power to sell, transfer and convey real property granted to me by said Will, as GRANTOR, have bargained and sold, and by these presents do transfer and convey unto the said Slate Construction Company, Inc., the GRANTEE herein, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A tract of land in the Second Civil District of Metropolitan Nashville and Davidson County, Tennessee, being Parcels 75, 76 and 77 on Tax Map 43-13 and also being Lots 2, 3 and 4 shown on the Subdivision of Part of R.L. Smith Property, plan not of record, and being more particularly described together as follows:

Beginning at an iron pin set on the northerly right of way line of Maple Street at the common front corner of Lots 1 and 2 of the above noted R.L. Smith plat, Lot No. 1 being owned by Leland Cecil Avril, et ux by deed recorded in Book 1909, page 547, Register's Office of Davidson County, Tennessee; thence,

1. With the northerly right of way of Maple Street S 80 degrees 57 minutes 47 seconds W, 164.50 feet to an existing iron pin being the southwesterly corner of Lot No. 4 R.L. Smith Subdivision and the southeasterly corner of Lot No. 48 Forest Park Subdivision as of record in Book 843, page 44, Register's Office of Davidson County, Tennessee; thence,

2. With the westerly line of Lot No. 4 R.L. Smith Subdivision N 07 degrees 05 minutes 52 seconds E, 155.48 feet to an iron pin set; thence,

3. N 80 degrees 40 minutes 30 seconds E, 123.06 feet to an iron pin set at the common rear corner of Lots 1 and 2 R.L. Smith Subdivision; thence,

4. With the common line between Lots 1 and 2 S 08 degrees 21 minutes 49 seconds E, 150.00 feet to the point of beginning, and containing 21,512 square feet or 0.494 acres, more or less.

Being part of the same property conveyed to R.L. Smith by Deed Book 481, page 287 and Book 1907, page 503, Register's Office of Davidson County, Tennessee, and willed to Gertrude Smith by Will of Raleigh L. Smith, of record in Will Book 69, page 279, Probate Court Clerk's Office of Davidson County, Tennessee, the said Gertrude Smith having since died and her Will being of record in Will Book 165, page 22, Probate Court Clerk's Office of said County.

The said R.L. Smith and the said Raleigh L. Smith are one and the same person.

The said Gertrude Smith and the said Olive Gertrude Smith are one and the same person.

This conveyance is subject to an easement for sanitary sewers and/or storm drainage granted by instrument of record in Book 4211, page 169, Register's Office for Davidson County, Tennessee.

The GRANTOR, for himself, his successors and assigns, reserves a permanent easement on that portion of the land herein conveyed that is within the limits of the easement of record in Book 4211, page 169, said Register's Office, to provide access to any public sanitary sewer and/or storm drainage facilities that are or may be located thereon, for the use and benefit of the properties north of and adjacent to the land herein conveyed; including the right to construct, operate, maintain, repair, replace and inspect sewer and/or drainage facilities to serve the properties for which this easement is reserved.

This is unimproved property, known as Maple Street, Madison, Tennessee 37115.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, its successors and assigns, forever.

And I, as such Executor, do covenant with the GRANTEE that I am lawfully seized and possessed of the power to sell, transfer and convey said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And I, as such Executor, do further covenant and bind myself and my successors to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons, whomsoever.

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 my hand this 28 day of November, 1989.

Executor under the Will of
Olive Gertrude Smith, deceased

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 Leroy J. Ellis, III, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28 day of November, 1989.

NOTARY PUBLIC

My Commission Expires: 9/26/92

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $32,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Robert W. Leite

Sworn to and subscribed before me this 28 day of November, 1989.

NOTARY PUBLIC

My Commission Expires: 9/26/92

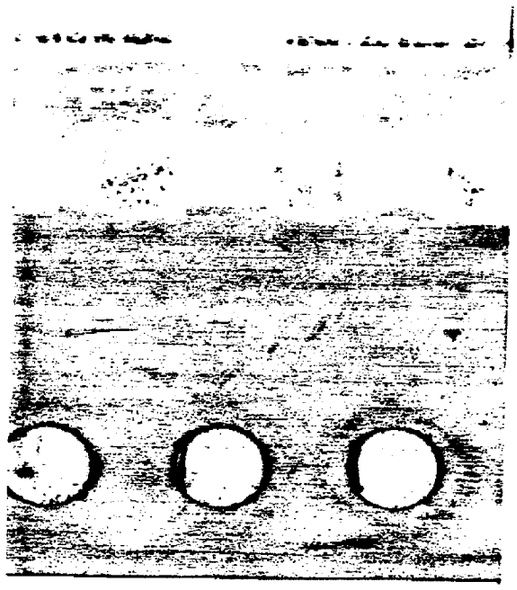
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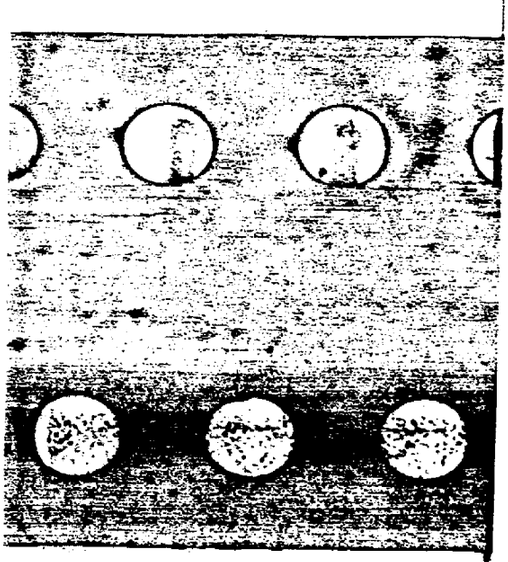
IDENTIF. TREFERENCE

NOV 29 11 57 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

8286 11/29 0101 03CHECK 115.60





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

RECEIVED OF _____

FOR _____

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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 32000.00
CON TX 105.60
PRFEE 1.00
WDEED 9.00
TOTAL 115.60
CHECK 115.60
11-27-89 01 11:55 0001 8286

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 5 2 9 4

IDENTIF. TREFERENCE

Nov 29 11 57 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 271073