WARRANTY DEED

PREPARED BY:

J. K. WOODARD
Attorney at Law
175 East Main Street
Hendersonville, TN 37075
822-0030

MORTGAGEE:
Old Hickory Credit Union
1000 Industrial Drive
Old Hickory, TN 37138

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater for this transfer is $ 116,381.24.

Nikki Y. Smith
Affiant

SWORN to and subscribed before me on this the 16th day of July, 1990.

J. K. Woodard
NOTARY PUBLIC

My Commission Expires: Feb 24 1991

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
NIKKI Y. SMITH	Same as new owner	076 00 2
959 old Lebanon Dirt Rd.		015 00
Hermitage, Tenn. 37076		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEE** and other good and valuable consideration the receipt of which is hereby acknowledged, I, PEGGY ULRICH, hereinafter called the **GRANTOR**, have bargained and sold and by these presents, do transfer and convey unto **NIKKI Y. SMITH**, hereinafter called **GRANTEE**, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, described according to a survey by Clement E. Greek, Registered Engineer, dated September 30, 1974, more particularly described as follows:

BEGINNING at a point in the center line of Old Lebanon Dirt Road, said point being 115.00 feet in an easterly direction from the Southwest corner of the property conveyed to Ronald Preston Boyle and wife, as of record in Book 4228, Page 318, Register's Office for Davidson County, Tennessee; thence North 49 deg. 50 min. West 670.41 feet to an iron pin North 29 deg. 35 min. West 751.21 feet to an iron pin; North 72 deg. 5 min. East 184.64 feet to an iron pin; North 49 deg. 7 min. East 200 feet to an iron pin; South 12 deg. 12 min. East 780.20 feet to an iron pin; South 51 deg. 48 min. East 744.49 feet to the center line of Old Lebanon Dirt Road; thence along the center line of Old Lebanon Dirt Road South 75 deg. 25 min. West 200 feet to the point of beginning. Said tract of land containing 6.72 acres, more or less.

BEING the same property conveyed to PEGGY ULRICH by Deed from JOSEPH EUGENE MITCHELL, JR. and wife, ANNE J. MITCHELL of record in Book 7544, Page 919, Register's Office for Davidson County, TN.

This is improved property known as 959 Old Lebanon Dirt Road, Hermitage, Tennessee, 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said **GRANTEE**, her 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, unless otherwise herein set out, and I 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**, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hands this 14th day of July, 1990, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Peggy Ulrich

PEGGY ULRICH

0846 07/17 0101 03CHECK 391.12

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, PEGGY ULRICH, the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, TN, this the 16th day of July, 1990.

J. K. [illegible]
NOTARY PUBLIC

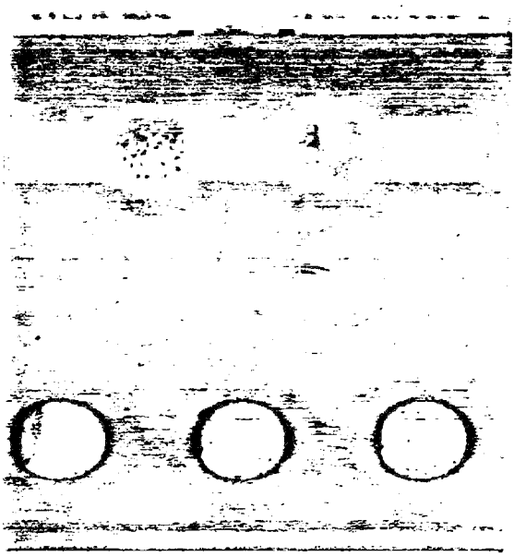
My Commission Expires: Feb 24 1992

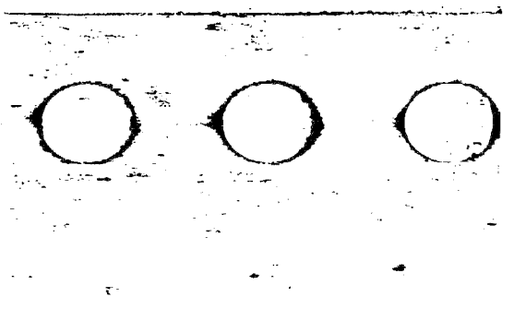
42092

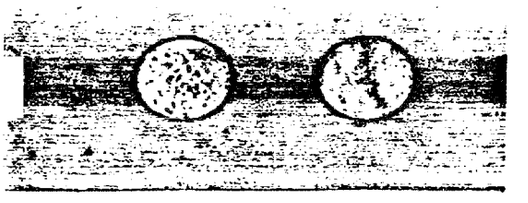
IDENTIFICATION

Jul 17 2 43 PM '90

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN







OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8154 PAGE 713

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
116381.04
CON TX 384.12
PRFEE 1.00
WDEED 6.00
TOTAL ~~391.12~~
CHECK ~~391.12~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/17/90 01 14:44 0001 0846

42092

RECEIPT REFERENCE

Jul 17 2 43 PM '90

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 337679