PREPARED BY: Law Offices, McKinney & Davis
1303 Gallatin Road, North
Post Office Box 649
Madison, Tennessee 37115

WARRANTY DEED

NAME/ADDRESS NEW OWNER:

James R. McKinney
Melissie Earlene Conrad Bush,
Trustee
1303 Gallatin Road North
Madison, TN 37115

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $165,000.00.

James R McKinney
AFFIANT

SEND TAX BILLS:

Same as above

Subscribed and sworn to before me this 16th day of January, 1991.

Nancy W. Hunter
NOTARY PUBLIC

MAP & PARCEL:

Shown along with each tract description

My Commission Expires: 3-3-92

WARRANTY DEED

FOR AND IN CONSIDERATION of One Dollar to me paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **E. B. SMITH, JR.**, unmarried, have this day bargained and sold, and do hereby transfer and convey unto the said **JAMES R. McKINNEY**, one-half (1/2) interest, and to **MELISSIE** EARLENE **CONRAD BUSH**, Trustee of Trust A, B & C under the Will of James T. Conrad, one-half (1/2) interest, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows, to wit:

TRACT I

Map & Parcel:
34-9-92

Being Lot No. 34 of Block "A", Plan of Edenwold City, of record in Book 421, Page 123, Register's Office for Davidson County, Tennessee.

Said Lot No. 34 fronts 25 feet on the north side of Shakespeare Avenue and extends back between parallel lines 110 feet to an alley.

Being the same property conveyed to **E. B. Smith, Jr.** by deed from **James R. McKinney and Melissie** Earlene **Conrad Bush** of record in Book 7377, Page 775, Register's Office for Davidson County, Tennessee.

TRACT II

Map & Parcel:
34-10 118 & 119
34-10 Parcel 54
34-9 Parcel 135 & 136

"A" Being Lots 24, 25, 26, 32, 33, 34 & 35, Block "F" on the Plan of Edenwold City, as of record in Book 421, Page 123, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to **E. B. Smith, Jr.** by deed from **James R. McKinney and Melissie** Earlene **Conrad Bush** of record in Book 7377, Page 762, Register's Office

LAW OFFICES
McKINNEY & DAVIS
1303 GALLATIN ROAD, NO.
MADISON, TENNESSEE
37115
(615) 865-5442

for Davidson County, Tennessee.

"B" Being property located in the 11th Councilmatic District and described according to a survey made May 8, 1968, by Braden D. Hinson, Engineer.

Beginning at an iron pin in the southerly side of Tennyson Avenue; thence, 57 deg. 48' E 70.5 feet to a stake; thence N 70 deg. 27' E 536.2 feet to a monument; thence S 27 deg. 3' E 92.4 feet to a monument; thence N 66 deg. 29' E 390.5 feet to a monument; thence, N 61 deg. 40' E 223.1 feet to an iron pin; thence, S 63 deg. 20' W 170.7 feet to an iron pin; thence S 7 deg. 53' W 50.5 feet to an iron pin; thence, S 79 deg. 27' W 325.6 feet to a stake; thence, S 62 deg. 39' W 16.0 feet to a stake; thence S 79 deg. 0' W 110.3 feet to a stake; thence S 76 deg. 37' W 480.6 feet to the point of beginning containing approximately 1.23 acres.

Being the same property conveyed to **E. B. Smith, Jr.** by deed from **James R. McKinney and Melissie Earlene Conrad Bush** of record in Book 7377, Page 762, Register's Office for Davidson County, Tennessee.

"C" Being Lots 36, 37, 38, 39, 40 & 41, Block "F", Edenwold City, as of record in Book 421, Page 123, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to **E. B. Smith, Jr.** by deed from **James R. McKinney and Melissie Earlene Conrad Bush** of record in Book 7377, Page 762, Register's Office for Davidson County, Tennessee.

"D" Being Lots No. 42, 43 and 44 of Block "F" being in the Plan of Edenwold City, as of record in Book 421, Page 123, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to **E. B. Smith, Jr.** by deed from **James R. McKinney and Melissie Earlene Conrad Bush** of record in Book 7377, Page 763, Register's Office for Davidson County, Tennessee.

TRACT III

Map & Parcel:
34-9 Parcel 123

Being Lots No. 38 and 39, Block "B" on the Plan of Edenwold City, as of record in Book 421, Page 123, Register's Office for Davidson County, Tennessee.

Both lots front 25 feet each and have a depth of 110 feet.

Being the same property conveyed to **E. B. Smith, Jr.** by deed from **James R. McKinney and Melissie Earlene Conrad Bush** of record in Book 7377, Page 769, Register's Office for Davidson County, Tennessee.

TRACT IV

Map & Parcel:
34-9-112 34-13-11
34-13-17 34-13-7
34-13-13 34-13-6

"A" Being Lots 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 47, 48, 49, 50, 53, 54, 55, 56, 57 & 58, Block "E" Edenwold City, as of record in Book 421, Page 123, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to **E. B. Smith, Jr.** by deed from **James R. McKinney and Melissie Earlene Conrad Bush** of record in Book 7377, Page 783, Register's Office for Davidson County, Tennessee.

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"B" Being Lots No. 51 & 52, Block "E" on the Plan of Edenwold City, as of record in Book 421, Page 123, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to **E. B. Smith, Jr.** by deed from **James R. McKinney and Melissie Earlene Conrad Bush** of record in Book 7377, Page 783, Register's Office for Davidson County, Tennessee.

"C" Being Lot No. 46 in Block "E" on the Plan of Edenwold City, as of record in Book 421, Page 123, Register's Office for Davidson County, Tennessee.

Said Lot No. 46 fronts 25 feet on Tennyson and runs back between parallel lines 110 feet to a dead line.

Being the same property conveyed to **E. B. Smith, Jr.** by deed from **James R. McKinney and Melissie Earlene Conrad Bush** of record in Book 7377, Page 783, Register's Office for Davidson County, Tennessee.

TRACT V

Map & Parcel:
Map 34-13
Parcels: 28-30-34-37-
38-40-41-42-46-47-49-
50 and 51

"A" Being Lots 11, 12, 13 & 14, Block "H" on the Plan of Edenwold City, as of record in Book 421, Page 123, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to **E. B. Smith, Jr.** by deed from **James R. McKinney and Melissie Earlene Conrad Bush** of record in Book 7377, Page 790, Register's Office for Davidson County, Tennessee.

"B" Being Lots 17, 18, 19, 20, 21, 22, 25, 26, 27 & 28, Block "H" on the Plan of Edenwold City as of record in Book 421, Page 123, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to **E. B. Smith, Jr.** by deed from **James R. McKinney and Melissie Earlene Conrad Bush** of record in Book 7377, Page 790, Register's Office for Davidson County, Tennessee.

"C" Being Lot No. 23, Block "H", plan of Edenwold City Subdivision of record in Book 421, Page 123, Register's Office for Davidson County, Tennessee.

Said Lot No. 23 runs 25 feet on the south side of Tennyson Avenue and runs back between lines 122 1/2 feet on one side line and 119 feet on the other side line. Being further identified in Field Book 10D 40485, Map 34-13, Parcel 40.

Being the same property conveyed to **E. B. Smith, Jr.** by deed from **James R. McKinney and Melissie Earlene Conrad Bush** of record in Book 7377, Page 790, Register's Office for Davidson County, Tennessee.

"D" Being Lot. 24 in Block "H" on the Plan of Edenwold City, as of record in Book 421, Page 123, Register's Office for Davidson County, Tennessee.

Said Lot No. 24 fronts 25 feet on Tennyson and runs back between parallel lines 119 feet to a dead line.

Being the same property conveyed to **E. B. Smith, Jr.** by deed from **James R. McKinney and Melissie Earlene Conrad Bush** of record in Book 7377, Page 790, Register's Office

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for Davidson County, Tennessee.

"E" Land in Davidson County, Tennessee, being Lot No. 29, Block "H" of Edenwold City Subdivision, as of record in Book 421, Page 123, Register's Office for Davidson County, Tennessee.

Said lot fronts 27 feet on Tennyson Avenue and goes 70 feet and has an irregular rear measurement to which the exact irregular measurement reference is hereby made to the Edenwold City Subdivision in Book 421, Page 123, Register's Office for Davidson County, Tennessee, for the exact measurement.

Being the same property conveyed to **E. B. Smith, Jr.** by deed from **James R. McKinney and Melissie Earlene Conrad Bush** of record in Book 7377, Page 791, Register's Office for Davidson County, Tennessee.

"F" Being Lots No. 30 and 31, Block "H" of the Edenwold City Plan of record in Book 421, Page 123, Register's Office for Davidson County, Tennessee.

Said Lot No. 30 fronts 25 feet on the south side of Tennyson Avenue and extends back between parallel lines 65 feet on the west side and 60 feet on the east side to the line of the Edenwold City Subdivision.

Said Lot No. 31 fronts 25 feet on the south side of Tennyson Avenue and extends back between parallel lines 60 feet on the west side and 53 1/2 feet on the east side to the line of Edenwold City Subdivision.

Being the same property conveyed to **E. B. Smith, Jr.** by deed from **James R. McKinney and Melissie Earlene Conrad Bush** of record in Book 7377, Page 791, Register's Office for Davidson County, Tennessee.

"G" Being Lots No. 32, 33 & 34, Block "H" on the Plan of Edenwold City as of record in Book 421, Page 123, Register's Office for Davidson County, Tennessee.

Said Lot No. 32 fronts 25 feet on the south side of Tennyson Avenue and runs back 53 1/2 feet on the west side and 49 feet on the east side.

Said Lot. No. 33 fronts 25 feet on the south side of Tennyson Avenue and runs back 49 feet on the west side and 43 feet on the east side.

Said Lot No. 34 fronts 25 feet on the south side of Tennyson Avenue and runs back 43 feet on the west side and 35 1/2 feet on the east side.

All lots run back to a dead line to the rear.

Being the same property conveyed to **E. B. Smith, Jr.** by deed from **James R. McKinney and Melissie Earlene Conrad Bush** of record in Book 7377, Page 792, Register's Office for Davidson County, Tennessee.

"H" Being Lots No. 35 & 36, Block "H" on the Plan of Edenwold City, as of record in Book 421, Page 123, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to **E. B. Smith, Jr.** by deed from **James R. McKinney and Melissie Earlene Conrad Bush** of record in Book 7377, Page 792, Register's Office for Davidson County, Tennessee.

"I" Being Lot No. 37 in Block "H" on the Plan of Edenwold City of record in Book 421, Page 123, Register's Office for Davidson County, Tennessee.

Said Lot No. 37 being a right triangle in shape,

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beginning at a point on Tennyson Avenue being the dividing line between Lots No. 36 and 37, thence along the south side of Tennyson Avenue 117 feet to the intersection of Tennyson Avenue with the south line of Edenwold City Subdivision, thence in a southerly direction 120 feet to a line between Lots No. 36 and 37, thence northwardly 26 1/2 feet to the point of beginning.

Being the same property conveyed to **E. B. Smith, Jr.** by deed from **James R. McKinney and Melissie Earlene Conrad Bush** of record in Book 7377, Page 792, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to all restrictions and easements of record.

This is (X)improved ( )unimproved property known as _____.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of the said land in fee simple and have good title and right to convey it, and that the same is unencumbered unless otherwise herein set out.

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

Whenever used herein, 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(s) this 9th day of JAN, 1991, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

E. B. SMITH, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the Undersigned, a Notary Public in and for said County and State, **E. B. Smith, Jr.**, unmarried, the within-named 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 Madison, Tennessee, this 9th day of JAN, 1991.

NOTARY PUBLIC

My Commission Expires: 11-23-93

/N
BDD\MCKINNEY\EBSMITH.WD

LAW OFFICES
McKINNEY & DAVIS
1303 GALLATIN ROAD, NO.
MADISON, TENNESSEE
37115
(615) 865-5442

IDENTIF. REFERENCE
FEB 7 3 32 PM '91
REGISTER DAVIDSON COUNTY TN.
4800 02/07/91 0101 03CHECK 560.50

9118

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8288 PAGE 693

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 165000.00
				CON TX 544.50
				PRFEE 1.00
				WDEED 15.00
				TOTAL 560.50
				CHECK 560.50
02/07/91		01		08:30 0001 4800

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

91118

IDENTIF. REFERENCE

FEB 7 8 32 AM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 395131