THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

BOOK 8343 PAGE 59

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Richard W. Lanius, et ux 127 Two Valley Rd. Hendersonville, Tn. 37075	Same as New Owner	Map 25-04 Parcel 102 Field Book I.D. No.: GO 16096

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, NELL RASH SMITHSON, a widow, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto RICHARD W. LANIUS and wife, SHEELA NAN LANIUS, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Land in the 10th, formerly the 20th, Civil District of Davidson County, Tennessee, being part of the south part of Lot No. 2 on an unrecorded map of J. W. Harris, Clark Home Place, being Lots Nos. 2, 3, and 4 as shown on a survey made by Z. J. Wilkinson, Surveyor, October 22, 1954, and December 12, 1955, and described together according to said survey as follows:

Beginning at an iron pin at the southeast terminus of a 12-foot private drive at the intersection of said terminus and the western boundary line of the property conveyed to Pan-Am Southern Corporation by deed from Jesse J. Jones and Margaret Craig Swift, of record in Book 2438, page 411, Register's Office for said County; thence with said Pan-Am Southern Corporation's western boundary line, South 3 deg. 51' west 138 feet to an iron pin at said Corporation's southwest corner; thence, South 85 deg. 28' west 248.7 feet to an iron pin; thence North 11 deg. 12' west 152.2 feet to the southerly margin of said private drive; thence North 88 deg. 48' east 241.9 feet to the beginning.

Being the same property conveyed to Floyd Smithson and wife, Nell Rash Smithson by deed from Jesse J. Jones and wife, Bessie B. Jones of record in Book 2808, page 210, Register's Office for Davidson County, Tennessee. The said Floyd Smithson is deceased, and property now vests in his surviving spouse, Nell Rash Smithson.

INCLUDED in the above description, BUT EXPRESSLY EXCLUDED from this conveyance is the following described property:

Land in the 10th, formerly the 20th, Civil District of Davidson County, Tennessee, being part of the south part of Lot No. 2 on an unrecorded map of J. W. Harris, Clark Home Place, being Lot No. 4 as shown on a survey made by Z. J. Wilkinson, Surveyor, dated October 22, 1954 and December 12, 1955, described according to said survey as follows:

Beginning at an iron pin in fence at a point 323.7 feet South 85 deg. 28' West from S.E. corner of Pan-Am property which fronts on westerly side of Dickerson Pike; thence South 85 deg. 28' West 75 feet to an iron pin in a fence; thence North 11 deg. 12' West 152.2 feet to an iron pin on southerly side of 12 foot private drive; thence following said private drive North 88 deg. 48' East 75 feet to an iron pin and N.W. corner of Lot No. 3; thence, South 11 deg. 12' East 147.5 feet to the point of beginning.

The current mailing address for said property is: 106 Jones Lane, Goodlettsville, Tennessee, 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances,

estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

And I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1991, which are a lien but not yet due and payable, which have been prorated between the parties, and which will be paid in full by the GRANTEES when they become due.

2. Subject to restrictive covenants contained in instrument of record in Book 747, page 283, said Register's Office.

3. Subject to sanitary sewers easement of record in Book 4363, page 103, said Register's Office.

And I, the GRANTOR, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 1st day of May, 1991.

"GRANTOR"

Nell Rash Smithson
NELL RASH SMITHSON

"GRANTEES"

Richard W. Lanius
RICHARD W. LANIUS

Sheela Nan Lanius
SHEELA NAN LANIUS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NELL RASH SMITHSON, a widow, and RICHARD W. LANIUS and wife, SHEELA NAN LANIUS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 1st day of May, 1991.

Kathy Burnett White
NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $49,000.00.

Richard W. Lanius
Affiant

Sworn to and subscribed before me, this the 1st day of May, 1991.

Kathy Burnett White
NOTARY PUBLIC

My Commission Expires: 12/29/93

0424 05/02 0101 03CHECK 168.70

MAY 2 10 16 AM '91

ELIX Z. WALL REGISTER
DAVIDSON COUNTY TN.

IDENTIF. TREFERENCE

1 1 1 8 1



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8343 PAGE 61

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	49000.00
CONTX	161.70
PRFEE	1.00
WDEED	6.00
TOTAL	168.70
CHECK	168.70

05/02/91 01 10:16 0001 8424

1 1 1 8 1

IDENTIF. REFERENCE

MAY 2 10 16 AM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 418080