BOOK 8987 PAGE 816

208687

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (CDB)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
David P. Caldwell Glen L. Roberts 725 Murfreesboro Rd Nashville, TN 37210	Same	106-6-62

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, RONALD D. SMITH and TERRY G. SMITH ("Grantors") have bargained and sold, and by these presents transfer and convey unto DAVID P. CALDWELL and GLEN L. ROBERTS, as Co-Trustees with full power to convey, transfer, assign, and mortgage without joinder of any beneficiary, ("Grantees"), their heirs and assigns, certain tracts of land in Davidson County, Tennessee, described on Exhibit A attached hereto.

This is improved property known as 715 Murfreesboro Road, Nashville, Tennessee.

Said property is conveyed subject to applicable building and zoning laws, 1993 taxes, a lien, but not yet due and payable, which taxes have been prorated and assumed by Grantees, and to matters shown by survey of A & A Engineers dated May 12, 1993 (Job No. 5136-93).

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantees, their heirs and assigns, forever. Grantors covenant that, subject to the matters set forth above, Grantors are lawfully seized and possessed of said land in fee simple, have good right to convey it, and that same is unencumbered.

Grantors further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

WITNESS our hands this 21st day of June, 1993.

RONALD D. SMITH

TERRY G. SMITH

32466
IDENTIF. ← REFERENCE

93 JUN 21 AM 11:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Ronald D. Smith, 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, at office, this 21st day of June, 1993.

Notary Public

My Commission Expires:
3-22-97

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Terry G. Smith, 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, at office, this 21st day of June, 1993.

Notary Public

My Commission Expires:
3-22-97

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $420,000.

David P. Caldwell
Affiant

Sworn to and subscribed before me this 21st day of June, 1993.

Laura Lericoh
Notary Public

My Commission Expires:
3-22-97

EXHIBIT A

Tract I:

LAND in Davidson County, Tennessee, being part of Lot No. 5, on the plan of Cole Lane, as shown on plat of record in Plat Book 161, page 32, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

SAID part of Lot No. 5 fronts 210 feet on the southerly side of the Murfreesboro Pike and runs back between parallel lines with the westerly margin of Blanton Avenue 245.5 feet and on the West line 241.5 feet to the North line of Nurry and Coles part of said lot.

BEING the same property conveyed to Ronald D. Smith and Terry G. Smith, by Deed of Record in Book 4703, page 426, Register's Office for Davidson County, Tennessee.

Tract II:

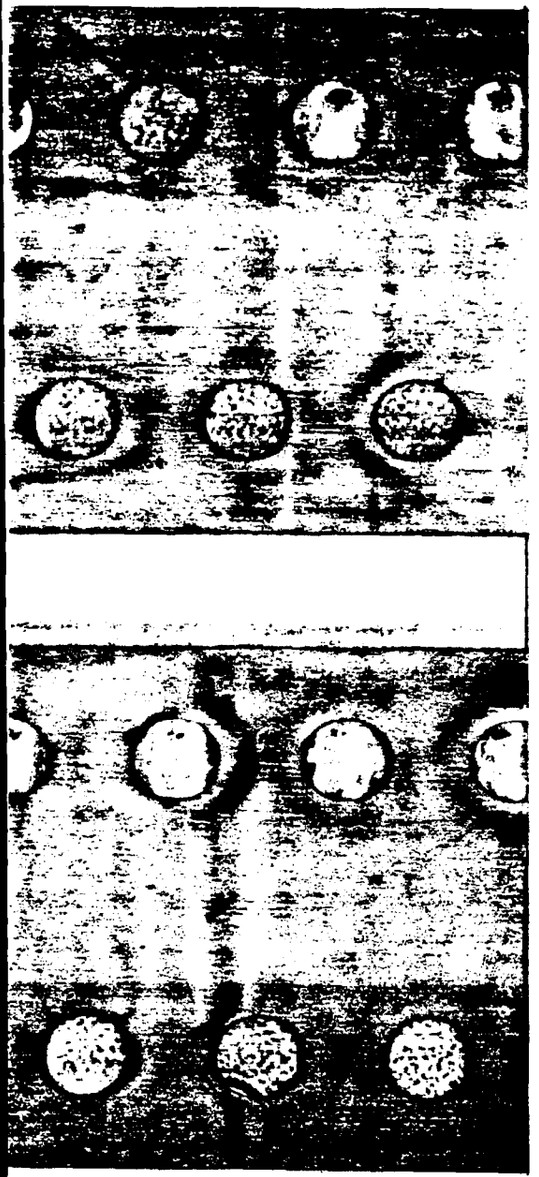
LAND in Davidson County, Tennessee, being the southeast part of Lot No. 5 on the Map of Charles T. Cole's property as of record in Book 161, page 32, Register's Office for Davidson County, Tennessee.

Beginning at the northwest corner of Blanton Avenue and Hill Avenue, being the southeast corner of said Lot 5; thence with the westerly margin of said Blanton Avenue, northwardly 200 feet to the southeast corner of a part of Lot No. 5 conveyed to J. H. Grider, Jr. by deed from Joseph R. West, Clerk and Master, of record in Book 561, page 646, Register's Office for said county; thence with Grider's southern boundary line, westwardly 210 feet to Grider's southwest corner; thence southwardly and parallel with said Blanton Avenue; 200 feet to a point on the northerly margin of Hill Avenue, thence with the northerly margin of said Hill Avenue eastwardly 210 feet to the beginning.

Being the same property conveyed to Ronald D. Smith and Terry G. Smith by Deed of Record in Book 4703, page 442, Register's Office for Davidson County, Tennessee.

The foregoing descriptions are the same as in said prior deeds.

9917 06/21 0101 03CHECK 1571.00



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

RECEIVED OF _____

FOR _____

BOOK 8987 PAGE 820

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	420000.00
			CON TX	1554.00
			PRFEE	1.00
			WDEED	16.00
			TOTAL	1571.00
			CHECK	1571.00
06/21/93	01		11:12 0001	9917

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32466
IDENTIF. ↑ REFERENCE

93 JUN 21 AM 11:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 665167