ga

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50

BOOK 9043 PAGE 649

ADDRESS NEW OWNER:
Billy E. Faircloth and Sharon Z. Faircloth
7928 Ridgewood Road
Goodlettsville, Tennessee 37072

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 9
GROUP 70
PARCEL

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Terry E. Smith and wife, Janice K. Smith, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Billy E. Faircloth and wife, Sharon Z. Faircloth, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

See Attached Exhibit "A" for Legal Description, which is attached to and incorporated herein by reference.

This is improved property known as 7928 Ridgewood Road, Goodlettsville, TN 37072.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1993 property taxes which are not yet due and payable.
2. Right of Way for Gas pipeline, of record in Book 2272, page 381, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Billy E. Faircloth and wife, Sharon Z. Faircloth, their heirs and assigns, forever; and we, Terry E. Smith and wife, Janice K. Smith, do covenant with the said Grantees that we are 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 we do further covenant and bind ourselves, our 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. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 10th day of August, 1993.

Terry E. Smith

Janice K. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Terry E. Smith and wife, Janice K. Smith, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 10th day of August, 1993.

NOTARY PUBLIC

My Commission Expires: 7/27/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

AFFIANT

Subscribed and sworn to before me this 10th day of August, 1993.

NOTARY PUBLIC
My Commission Expires: 7/27/96

93 AUG 10 PM 4:12

FELIX F. ... REGISTER
DAVIDSON COUNTY, TN.

8389 08/10 0101 03CHECK 623.50

3U/92
IDENTIF. ↑ REFERENCE

EXHIBIT "A"

Tract 1:

Being a 5.01-acre tract of land lying in Davidson County, Tennessee, City of Goodlettsville, Tennessee, said tract further described as being a portion of the Terry E. Smith property as of record in Book 6236, Page 780 of the Register's Office of Davidson County (R.O.D.C.). Property description as follows:

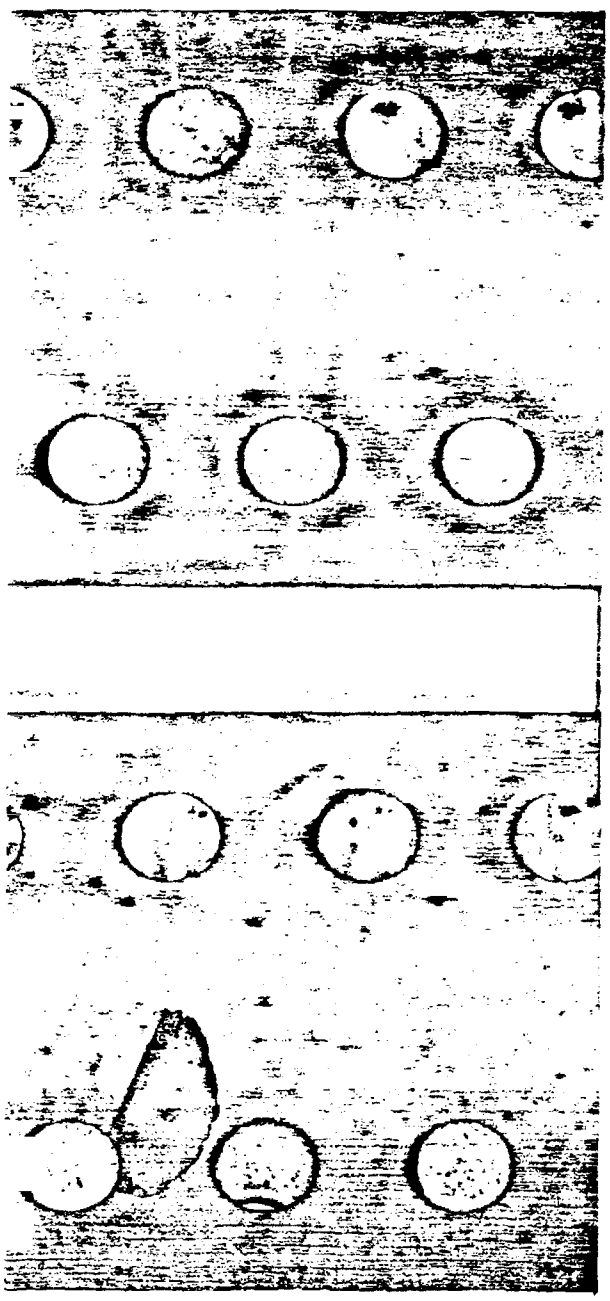
Beginning at an existing iron pin lying in the North margin of Ridgewood Road (25 feet from centerline), said point further described as being the Southeast corner of herein described tract and the Southwest corner of the B. R. Milliken property (Book 4492, Page 350, R.O.D.C.); thence leaving said point of beginning and running with the North margin of Ridgewood Road North 78 degrees, 52 minutes, 34 seconds West a distance of 300.18 feet to a point; thence leaving the margin of said road and running North 15 degrees, 48 minutes, 50 seconds East a distance of 745.00 feet to a point; thence running South 78 degrees, 52 minutes, 34 seconds East a distance of 297.36 feet to a point in the line of Bobby Ray Milliken (Book 8204, Page 178, R.O.D.C.); thence running with Milliken and a fence South 16 degrees, 41 minutes, 58 seconds West a distance of 482.96 feet to a point; thence running South 13 degrees, 34 minutes, 02 seconds West a distance of 262.07 feet to the point of beginning and containing 5.01 acres according to a survey by Willis Land Surveying dated 7/30/93.

Tract 2:

Being a 15.14-acre tract of land lying in Davidson County, Tennessee, City of Goodlettsville, Tennessee, said tract further described as being a portion of the Terry E. Smith property as of record in Book 6236, Page 780 of the Register's Office of Davidson County (R.O.D.C.). Property description as follows:

Beginning at an existing concrete monument lying in the North margin of Ridgewood Road (25 feet from centerline), said point further described as being the Southwest corner of herein described tract and the Southeast corner of the Steve Wright property (Book 8567, Page 918, R.O.D.C.); thence leaving said point of beginning and running with Wright and a fence North 15 degrees, 48 minutes, 50 seconds East a distance of 562.38 feet to an existing iron pipe, corner to Walter Beardslee (Book 6102, Page 91, R.O.D.C.); thence continuing with Beardslee, Joe Kerr, Jr. (Bks. 3252 & 5426, Pgs. 109 & 87, R.O.D.C.), and George Cantrell (Bk. 4243, Pg. 106, R.O.D.C.) and a fence North 15 degrees, 56 minutes, 27 seconds East a distance of 499.15 feet to a point; thence North 12 degrees, 09 minutes, 56 seconds East a distance of 148.35 feet to a point; thence North 9 degrees, 39 minutes, 25 seconds East a distance of 851.77 feet to a set iron pin by a 7-inch tree in the line of Herschel Pedigo (Bk. 104, Pg. 601, R.O.D.C.); thence with the line of Pedigo and a fence South 85 degrees, 34 minutes, 48 seconds East a distance of 500.00 feet to a set iron pin, corner to Bobby Ray Milliken (Bk. 8204, Pg. 178, R.O.D.C.); thence leaving the line of Pedigo and running with the line of Milliken South 15 degrees, 03 minutes, 02 seconds West a distance of 701.75 feet to a point in the fence line; thence continuing with Milliken and a fence South 15 degrees, 37 minutes, 52 seconds West a distance of 358.17 feet to a point; thence South 16 degrees, 41 minutes, 58 seconds West a distance of 317.91 feet to a point; thence leaving the line of Milliken and running with a new line North 78 degrees, 52 minutes, 34 seconds West a distance of 297.36 feet to a point; thence running South 15 degrees, 48 minutes, 50 seconds West a distance of 745.00 feet to a point lying in the North margin of Ridgewood Road; thence running with the margin of said road North 78 degrees, 52 minutes, 34 seconds West a distance of 100.00 feet to the point of beginning and containing 15.14 acres according to a survey by Willis Land Surveying dated 7/30/93.

Tracts 1 and 2 being the same property conveyed to Terry E. Smith and wife, Janice K. Smith by deed from Harry Parker Haley and Dorothy Lee Haley, of record in Book 6236, page 780, Register's Office for Davidson County, Tennessee.



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

RECEIVED OF _____

FOR _____ BOOK 9043 PAGE 652

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	
				165000.00
			CON TX	610.50
			PRFEE	1.00
			WDEED	12.00
			TOTAL	623.50
			CHECK	623.50
08/10/93	01		16:12 0001	8389

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50792
IDENTIF. & REFERENCE

93 AUG 10 PM 4:12
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 684753