WARRANTY DEED

BOOK 9342 PAGE 665

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 19 94

Notary Public

MY COMMISSION EXPIRES: November 25, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TATUM & JONES, ATTORNEYS, 2001 Charlotte Avenue, Suite 200, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: Owner	MAP-PARCEL NUMBERS
RONNIE LEE JACKSON (NAME)	(NAME)	4-0-172
LOT 4, COOPERTOWN FARMS (ADDRESS)	(ADDRESS)	14D52435
JOELTON, TN (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, W. N. SMITH AND WIFE, ALMA SMITH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONNIE LEE JACKSON

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:

LAND in the Fourteenth Civil District of Davidson County, Tennessee, being Tract No. 4 based on a field survey completed on September 27, 1990 by Joe M. Cummings, Tennessee Registered Land Surveyor No. 1513, and being more particularly described as follows:

BEGINNING at an iron pin in the northerly right-of-way (25 feet from the centerline) of Coopertown Road, said pin being westerly 0.9 mile along said right-of-way from its intersection with Whites Creek Pike, and being North 81° 36' 07" West 679.32 feet along said right-of-way from an iron pin at its intersection with the westerly boundary line of property owned by Peter J. Meadows, et ux, of record in Deed Book 5334, page 839 in the Register's Office of Davidson County, Tennessee; thence leaving said right-of-way and severing the property of Noble C. Caudill, II, of record in Deed Book 8114, page 913 in said Register's Office, as follows: North 8° 23' 53" East 686.78 feet to an iron pin, South 88° 44' 19" East 331.54 feet to an iron pin intercepting a curve in the westerly margin of a 50 foot wide easement for ingress/egress, drainage and utilities concave to the east and having a radius of 890.0 feet; thence continuing to sever said Caudill property with said margin, as follows: southerly an arc distance of 196.56 feet to an iron pin at the point of tangency; thence South 8° 23' 53" West 508.0 feet to an iron pin at the beginning of a turn-in curve in said margin to said northerly right-of-way of Coopertown Road concave to the northwest and having a radius of 25.00 feet; thence continuing to sever said Caudill property with said margin, southwesterly an arc distance of 39.27 feet through a central angle of 90° 00' 00" to an iron pin at the point of tangency in said Northerly right-of-way; thence with said right-of-way, North 81° 36' 07" West 282.36 feet to the Beginning containing 5.01 acres.

CONTINUED

unimproved (X)
This is improved ( ) property, known as LOT 4, COOPERTOWN FARMS, JOELTON, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand & this 30th day of April 19 94

W. N. Smith
W. N. SMITH

Alma N. Smith
ALMA SMITH

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. N. SMITH AND WIFE, ALMA SMITH

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 1994.

Commission expires November 25, 1995

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

94 MAY 12 AM 9:28
REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

1930

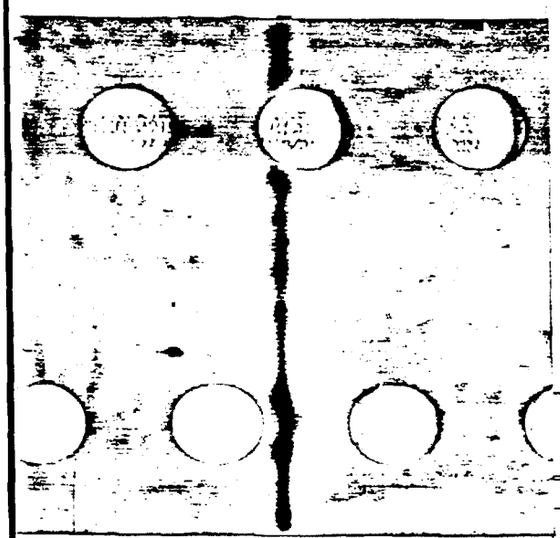
LEGAL DESCRIPTION CONTINUATION

BEING the same property conveyed to W. N. Smith and wife, Alma N. Smith by deed from Caudill Enterprises, a Tennessee Limited Partnership and Noble C. Caudill, II, of record in Book 8211, page 344, Register's Office for Davidson County, Tennessee.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

Subject to all restrictions, right-of-way, easements, and other conditions contained in Deed forming the chain of title to the captioned property and subject to a temporary easement of record in Book 8211, page 344, said Register's Office.

5242 05/12/94 0101 03CHECK 175.13



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

RECEIVED OF _____

FOR _____

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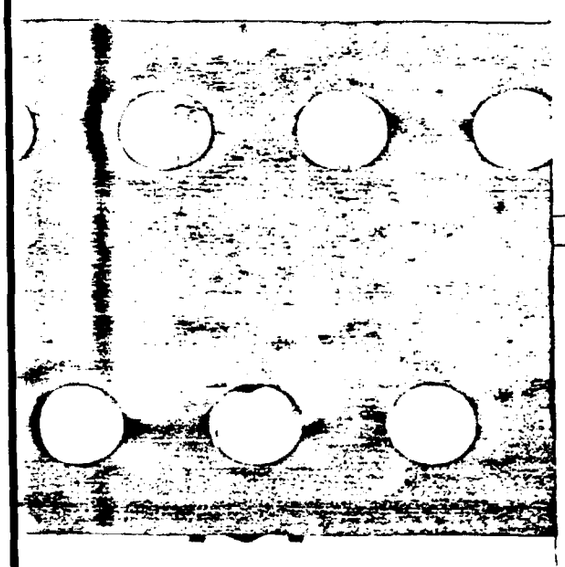
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 44900.00
CON TX 166.13
PRFEE 1.00
WDEED 8.00
TOTAL 175.13
CHECK 175.13

05/12/94 01 09:28 0001 5221

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



49301
IDENTIF. ↑ REFERENCE

94 MAY 12 AM 9:28
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 790261