12708
File Box 38, First Title and Escrow Company, Inc.

This Instrument Was Prepared By:
Hugh C. Howser, Jr., Esq.
Trabue, Sturdivant & DeWitt
25th Floor, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

BOOK 9428 PAGE 67

Address New Owner(s):
C. Greg Smith
Virginia Abernethy
6501 Grayson
Nashville, Tennessee

Send Tax Bills to
New Owner

Tax Information:
Map: 115-14
Parcel: 1

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, ANN McREDMOND WADDEY*, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to CHARLES GREGORY SMITH, JR. and wife, VIRGINIA ABERNETHY, (the "Grantee"), their heirs and assigns, all that tract or parcel of land described on Exhibit "A" hereto.

This is improved property located at 6501 Grayson Court,** Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and their heirs and assigns, forever.

AND Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to said Grantee, their heirs and assigns against the lawful claims of all persons.

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

Ira C. Waddey, Jr., husband of Ann McRedmond Waddey, joins in this conveyance for the purpose of conveying any and all rights he may have in and to the above described property by virtue of his marriage to Ann McRedmond Waddey.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of July, 1994.

*married

**and 17.91 acres

Ann McRedmond Waddey
ANN McREDMOND WADDEY

Ira C. Waddey
IRA C. WADDEY, JR.

78081

RECEIVED FOR REFERENCE

94 AUG -1 AM 9:06

DAVIDSON COUNTY, TN.

REGISTER

4473 08/01/94 3132 STCHECK

546.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ann McRedmond Waddey ~~and husband~~, Ira C. Waddey, with whom I am personally acquainted, and who acknowledged that ~~they~~ she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of July, 1994.

Notary Public

My Commission Expires: 11/20/96

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $170,000.00.

Charles Gregg Smith
Affiant

Subscribed and sworn to before me,
this 25th day of July, 1994.

Hal Rosson Jr.
Notary Public

My Commission Expires: ~~September 16, 1995~~ 11-20-96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ira C. Waddey, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, thie 25th day of July, 1994.

Hal Rosson, Jr.
Notary Public

My Commission Expires:
September 16, 1995

ROSSON PUBLIC
My Commission Expires SEPT. 16, 1995

EXHIBIT "A"

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TO

WARRANTY DEED

DESCRIPTION

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, and being Parcel No. 1 on the Tax Map 115-14 and being more particularly described according to a survey by Allen R. Trumbo, Registered Land Surveyor, Tennessee No. 1127, dated July 2, 1992, and revised June 28, 1994, as follows:

BEGINNING at an iron rod situated in the westerly margin of the unimproved section of Cornwell Drive, said point being in the easterly line of the Fred J. and Kay Artaby property, of record in Book 8580, Page 909, Register's Office for Davidson County, Tennessee, said point also being the point of beginning of the tract herein described; thence, along the southerly margin of said Drive, South 84° 56' 21" East, a distance of 58.04 feet to an iron rod; thence, North 36° 34' 00" East, a distance of 303.32 feet to an iron rod; thence, North 39° 02' 12" East, a distance of 151.73 feet to an iron rod; thence, North 38° 30' 54" East, a distance of 136.57 feet to an iron rod; thence, North 64° 57' 35" East, a distance of 525.87 feet to an iron rod; thence, North 13° 54' 38" East, a distance of 371.69 feet to an iron rod; thence, South 35° 09' 47" East, a distance of 158.76 feet to an iron rod; thence, South 89° 08' 54" West, a distance of 52.00 feet to an iron rod; thence, South 00° 51' 06" East, a distance of 106.00 feet to an iron rod; thence, North 89° 08' 54" East, a distance of 52.00 feet to an iron rod; thence, South 00° 51' 06" East, a distance of 187.90 feet to an iron rod; thence, South 36° 31' 06" West, a distance of 280.74 feet to an iron rod; thence, South 37° 20' 12" West, a distance of 443.50 feet to an iron rod; thence, South 46° 47' 12" West, a distance of 304.00 feet to an iron rod; thence, South 42° 25' 12" West, a distance of 200.00 feet to an iron rod; thence, South 50° 10' 31" West, a distance of 155.00 feet to an iron rod; thence, South 62° 37' 22" West, a distance of 121.00 feet to an iron rod; thence, South 69° 12' 36" West, a distance of 289.07 feet to an iron rod; thence, North 49° 19' 06" West, a distance of 256.22 feet to an iron rod; thence, North 41° 02' 15" West, a distance of 57.78 feet to an iron rod; thence, around a curve to the left, having a central angle of 68° 01' 12", a radius of 222.31 feet, a tangent of 150.01 feet, a length of 263.92 feet and a chord which bears North 75° 02' 45" West, a distance of 248.69 feet to an iron rod; thence, North 14° 03' 31" East, a distance of 417.01 feet to an iron rod; thence, around a curve to the left, having a central angle of 72° 40' 42", a radius of 40.00 feet, a tangent of 29.43 feet, a length of 50.74 feet and a chord which bears South 19° 45' 10" East, a distance of 47.41 feet to an iron rod; thence, South 56° 05' 20" East, a distance of 351.52 feet to an iron rod; thence, around a curve to the left, having a central angle of 118° 56' 28", a radius of 175.00 feet, a tangent of 296.74 feet, a length of 363.28 feet and a chord which bears North 64° 26' 27" East, a distance of 301.48 feet to the point of BEGINNING.

BEING the same property conveyed to Ann McRedmond Waddey, by Deed from Lee Batson and wife, Vivian Batson, of record in Book 8813, Page 419, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

IRA C. WADDEY, JR., husband of the above named Ann McRedmond Waddey, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

1. Taxes for 1994 a lien not yet due and payable.
(Map 115-14, Parcel 1, Field Book No. 8DZ-67560)

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

RECEIVED OF _____

FOR _____

BOOK 9428 PAGE 71

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 170000.00
CON TX 629.00
PRFEE 1.00
~~WDEED 16.00~~
~~TOTAL 646.00~~
CHECK 646.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/04/94 01 09:06 0001 4473

78081
IDENTIFICATION REFERENCE

94 AUG -4 AM 9:06
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 820987