OWNER AND TAXPAYER RESPONSIBILITY:
Mr. and Mrs. Jerry W. Smotherman
109 Lindsey Drive
Goodlettsville, TN 37022

This instrument prepared by:
HARVEY L. SPROUL, Attorney
205 East Broadway
Lenoir City, TN 37771

BOOK 9567 PG 625

WARRANTY DEED

THIS INDENTURE, made this 4th day of January, A.D., 1995, between **FRED R. SANDERS and wife, RUBY M. SANDERS**, of Loudon County, Tennessee, and **CLAY I. SANDERS, Widower**, of Shelby County, Tennessee, Parties of the First Part, to **JERRY W. SMOTHERMAN and wife, LINDA JOAN SMOTHERMAN,** of Davidson County, Tennessee, Parties of the Second Part;

W I T N E S S E T H

That the said Parties of the First Part, for and in consideration of One Dollar ($1.00), and other good and valuable considerations to them in paid by the said Parties of the Second Part, the receipt of which is hereby acknowledged, have granted, bargained, sold, and conveyed, and do hereby grant, bargain, sell and convey unto the said Parties of the Second Part, the following described premises, to-wit:

Being located in the 12th, formerly the 21st, Civil District of Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the center of Ewing Road (now known as Knight Road) said point of beginning being B. F. Sanders southwest corner and also being the corner of the original Frank P. Bond land, and running thence with the center of Ewing Road north 4 degs. east 202-1/2 ft. to a point in the center of said road, thence south 88 deg. east 274 ft. to an iron pin in the fence line (Frank P. Bond's old line) thence south 56 degs. west with Bond's line 345.8 ft. to a point in the center of Ewing Road, and the point of beginning, and being a part of the same property conveyed to B. F. Sanders and wife, Maggie Sanders by deeds from W. R. Henry as of record in Book 389, page 496 and Book 379, page 602 R.O.D.C. Tenn. at Nashville.

THIS BEING the same property conveyed to Fred R. Sanders and Clay I. Sanders by original warranty deed dated April 9, 1946, from B. F. Sanders and wife, Maggie Sanders, recorded in the Register's Office of Davidson County, Tennessee, in Deed Book 1383, page 80, and by a Deed of Correction executed by B. F. Sanders and wife, Maggie Sanders, dated June 16, 1950, and recorded in the Register's Office of Davidson County, Tennessee, in Deed Book 1852, page 115. Ruby M. Sanders is married to Fred R. Sanders, and she joins in this conveyance to transfer any marital interest she may have in the above-described property.

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATION AS TO THE STATUS OR MARKETABILITY OF TITLE OR TO THE ACCURACY OF THE DESCRIPTION AS THIS INSTRUMENT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION OR AN UPDATED SURVEY.

PROPERTY ASSESSOR'S REFERENCE: Tax Map 049, Group E.C., Parcel 263.

TO HAVE AND TO HOLD the said premises to the said Parties of the Second Part, their heirs and assigns forever.

And the said Parties of the First Part, for themselves and for their Heirs, Executors and Administrators, do hereby covenant with the said Parties of the Second Part, their heirs and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, that said premises are free from all encumbrances, and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Parties of the First Part have hereunto set their hands and seals the day and year first above written.

Fred R. Sanders (L.S.)
FRED R. SANDERS

Ruby M. Sanders (L.S.)
RUBY M. SANDERS

Clay I. Sanders (L.S.)
CLAY I. SANDERS

STATE OF TENNESSEE)
COUNTY OF Davidson)

BOOK 9567 PG 626

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named bargainors, **FRED R. SANDERS and wife, RUBY M. SANDERS,** with whom I am personally acquainted, and who acknowledges that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 4th day of January, 1995.

Harvey L. Spaul
Notary Public

My commission expires: 11/6/98

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **CLAY I. SANDERS**, with whom I am personally acquainted, and who acknowledges that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 6th day of January, 1995.

Notary Public

My commission expires: 7/25/98

STATE OF TENNESSEE)
COUNTY OF Davidson)

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $165000.00, which amount is equal to or greater than the amount which the property would command at a fair, voluntary sale.

James W. Shutteen

Sworn and subscribed to before me this 6th day of January, 1995.

Notary Public

My commission expires: 7-25-98

BOOK 9567 PG 627

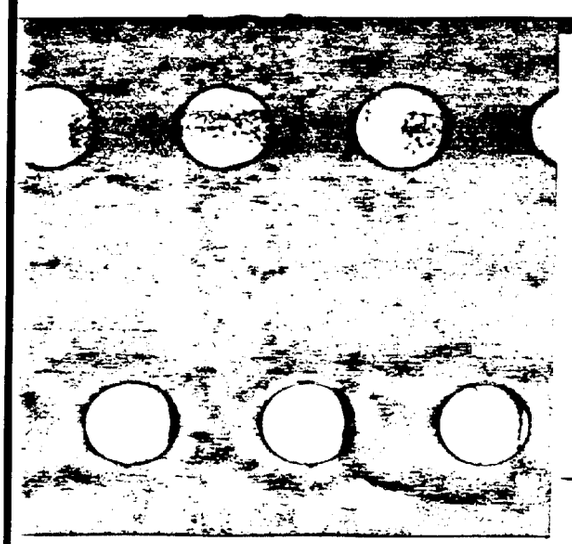
24042
IDENTIF. ↑ REFERENCE

95 JAN -9 PM 2:46

REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

0532 01/09 01:01 03CHECK 74.05



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

RECEIVED OF _____

FOR _____

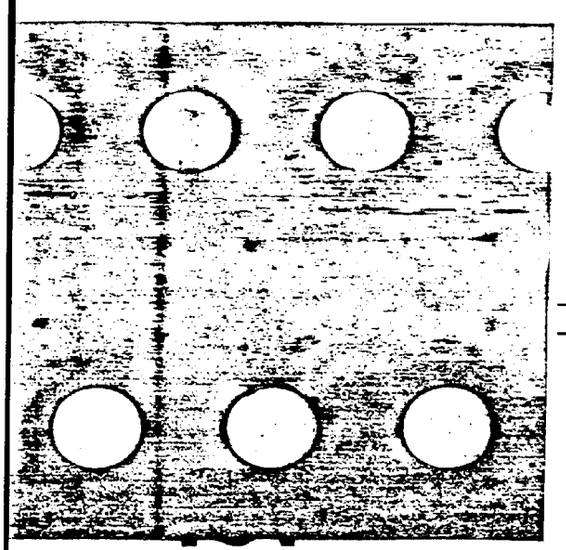
BOOK 9567 PG 628

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 16500.00
CON TX 61.05
PRFEE 1.00
MDEED 12.00
TOTAL 74.05
CHECK 74.05

01/09/95 01 14:46 0001 0532



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24042
IDENTIF. # REFERENCE

95 JAN -9 PM 2:46

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 870394