BOOK 9595 PG 273

63

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Kevin Breck Smith and wife, Michele Rice Smith	SAME	Part of: 24-39
(NAME)	(NAME)	
1695 Campbell Road	1695 Campbell Road	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of

TEN AND 00/100---------- DOLLARS

Cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We,

Ritalynn Hutchison Dimmitt and husband, Russell Dimmitt,

have bargained and sold, and by these presents do transfer and convey unto the said Kevin Breck Smith and wife, Michele Rice Smith

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE ATTACHED LEGAL DESCRIPTION.

95 FEB 14 PM 3:17
ELLA [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

34172

unimproved ( )

This is improved (X) property, known as 1695 Campbell Road (House Number) (Street)

Goodlettsville, TN 37072 (P.O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 10 day of February, 1995.

Ritalynn Hutchison Dimmitt

Russell Dimmitt

IL13909.HUD

BOOK 9595 PG 274

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Joni H Lowe, a Notary Public in and for said County and State, the within named Ritalynn Hutchison Dimmitt and husband, Russell Dimmitt

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 Davidson County, this 10th day of February, 1995.

My commission expires 3-23-96 Notary Public Joni H Lowe

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____

Commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $90,000.00
This is equal to or greater than the property would bring at a fall and voluntary sale.

Brenda C Davis

Sworn to and subscribed before me
this 10th day of February, 1995.
My commission expires 12-5-97 Notary Public Dixie McClintock

This instrument was prepared by:

Name	Address
Amgui Title & Escrow Company, Inc.	405 Two Mile Pike Goodlettsville, Tn. 37072

WARRANTY DEED

FROM

TO

INGRAM AND LOWE
ATTORNEYS AT LAW,
COLONIAL SQUARE
405 TWO MILE PIKE
GOODLETTSVILLE, TENNESSEE 37072

IL13909.HUD

LEGAL DESCRIPTION

TRACT I

BEING A TRACT OF LAND LOCATED IN THE SECOND CIVIL DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE BEING LOCATED ALONG THE SOUTHERN MARGIN OF CAMPBELL ROAD EAST OF BRICK CHURCH PIKE, AND BEING MORE PARTICULARLY DECSRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH MARGIN OF CAMPBELL ROAD, SAID POINT BEING THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO RITALYNN S. HUTCHISON, OF RECORD IN BOOK 7492, PAGE 380, R.O.D.C. AND PROCEEDING AS FOLLOWS:

THENCE WITH THE SOUTH LINE OF RUBY A STURGIS S67-24-34E, 384.93' TO A POINT IN THE MARGIN OF CAMPBELL ROAD:

THENCE LEAVING SAID STURGIS AND WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 507.02' AN ARC LENGTH OF 253.91', A CHORD S14-21-25W, 251.27' TO A POINT. SAID POINT BEING THE NORTHERN CORNER OF THE PROPERTY CONVEYED TO ARTHUR M. IRVIN, OF RECORD IN BOOK 5104, PAGE 976, R.O.D.C:

THENCE LEAVING SAID MARGIN OF CAMPBELL ROAD AND WITH SAID IRVIN, S09-23-32W, 262.68' TO A FLAGGED FENCE POST:

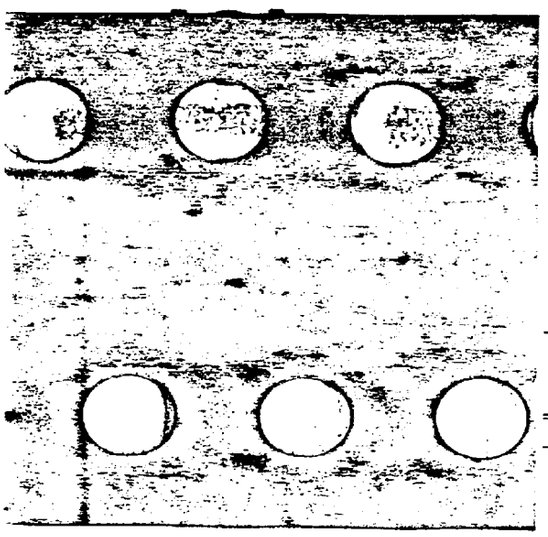
THENCE LEAVING SAID IRVIN AND SEVERING SAID HUTCHISON FOR THE FOLLOWING CALLS:
N62-37-21W, 290.04' TO A FLAGGED FENCE POST,
N72-04-10W, 48.57' TO A FLAGGED FENCE POST,
N67-19-05W, 195.01' TO A FLAGGED FENCE POST,
N48-59-38W, 70.20' TO A FLAGGED FENCE POST,
N31-55-55W, 90.37' TO A POINT IN THE SOUTH MARGIN OF CAMPBELL ROAD:

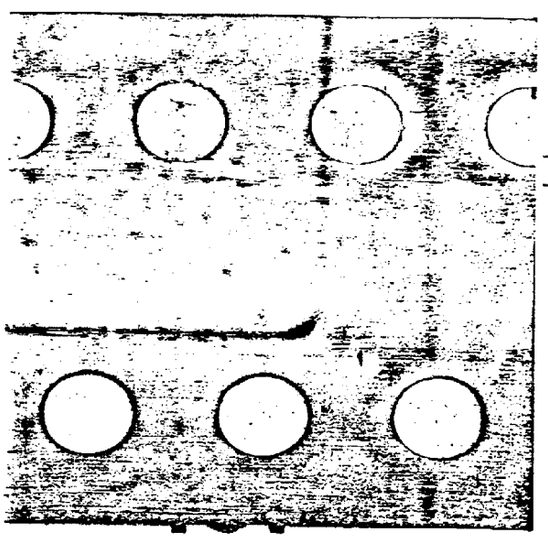
THENCE WITH SAID MARGIN, AND WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 815.00', AN ARC LENGTH OF 319.24', A CHORD N51-04-03E, 317.21' TO A POINT:

THENCE CONTINUING WITH SAID MARGIN, N39-50-45E, 136.54' TO THE BEGINNING, CONTAINING 247,084 SQUARE FEET OR 5.67 ACRES, MORE OR LESS.

BEING PART OF THE SAME PROERTY CONVEYED TO RITALYNN S. HUTCHISON BY DEED OF FROM LURLYNN S. LOWE OF RECORD IN BOOK 7492, PAGE 380, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. RITALYNN S. HUTCHISON NOW BEING RITALYNN HUTCHISON DIMMITT. RUSSELL DIMMITT JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY RIGHT, TITLE AND INTEREST IN AND TO SAID PROPERTY WHICH HE MAY HAVE MARITAL OR OTHERWISE.

1756 02/14 0101 03CHECK 346.00





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

RECEIVED OF _____

FOR _____

BOOK 9595 PG 276

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	90000.00
CON TX	333.00
PRFEE	1.00
WDEED	12.00
TOTAL	346.00
CHECK	346.00

02/14/95 01 03:16 0001 1756

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34172
IDENTIF. ↑ REFERENCE

95 FEB 14 PM 3:17
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 881467