WARRANTY DEED

BOOK 9620 PG 113

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March, 19 95

Notary Public

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

Bk 32

THIS INSTRUMENT WAS PREPARED BY

TATUM & JONES, ATTORNEYS, 2801 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. N. SMITH	SAME	21-0-16
(NAME)	(NAME)	
6301 EATONS CREEK ROAD		14D26292
(ADDRESS)	(ADDRESS)	
JOELTON, TN 37080		
(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, WAYNE NICHOLS, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO W. N. SMITH AND WIFE, ALMA SMITH

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:

A tract of land in Davidson County, Tennessee, being described as follows:

BEGINNING at a point in the west line of Eatons Creek Road at the northeast corner of Lot No. 4 of Baggett Subdivision, Section Two, as recorded in Book 4595, page 14, Register's Office for Davidson County, Tennessee; thence South 88 deg. 48 min. West, 5.00 feet to the new line of Eatons Creek Road 25 feet from the center of Eatons Creek Road; thence, continuing South 88 deg. 48 min. West, 250.10 feet to the northwest corner of Lot 4; thence along the line of the north line of Section One, Baggett Subdivision, as recorded in Book 3842, page 93, Register's Office for Davidson County, Tennessee, South 88 deg. 32 min. West, 175.50 feet to the northwest corner of said Subdivision; thence North 71 deg. 54 min. West, 248.20 feet (erroneously 210.00 feet in prior deed) to a point; thence, North 1 deg. 28 min. East, 712.60 feet to a point, the northwest corner of this tract; thence, along the north line of this tract, South 88 deg. 05 min. East, 706.20 feet to a point; thence, South 2 deg. 26 min. West, 177.00 feet to a point; thence, North 87 deg. 34 min. West, 7.00 feet to a point; thence continuing on, South 2 deg. 26 min. West, 209.00 feet to a point; thence North 87 deg. 34 min. East, 43.5 feet to a point in the west line of Eatons Creek Road on a curve with a radius of 790.00 feet; thence along said curve in a southerly direction for 150.00 feet to a point; thence, South 2 deg. 26 min. West, 174.68 feet to the point of beginning.

BEING part of the same property conveyed to Wayne Nichols, by deed from Mrs. Earl B. Williams, of record in Book 6775, page 741, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and

CONTINUED

unimproved (X)
This is improved ( ) property, known as 6289 EATONS CREEK ROAD, JOELTON, TN 37080
(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 my hand this 15th day of March 19 95

WAYNE NICHOLS
By: Wayne Nichols by Mrs Earl B. Williams ATTY-IN-FACT
EARL B. WILLIAMS, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9620 PG 114

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____

_____
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

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 EARL B. WILLIAMS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument on behalf of WAYNE NICHOLS, as his Attorney-in-Fact, as the free act and deed of the within named WAYNE NICHOLS.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of March, 1995.

My Commission Expires: November 29 1995

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: Survey dated March 14, 1995, made by:
JOHN B. KOHL, III, License No. 100
400 Seventh Avenue, South
Nashville, TN 37203

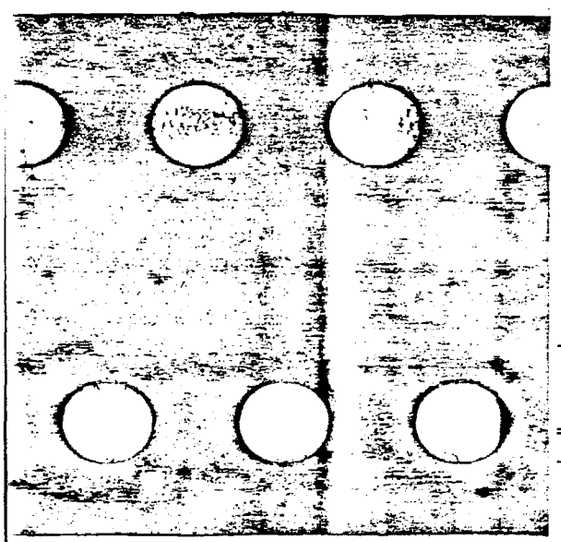
This instrument is executed on behalf of WAYNE NICHOLS, by EARL B. WILLIAMS, as his Attorney-in-Fact, pursuant to a Power of Attorney which is of record in Book 4851, page 238, in the Register's Office for Davidson County, Tennessee.

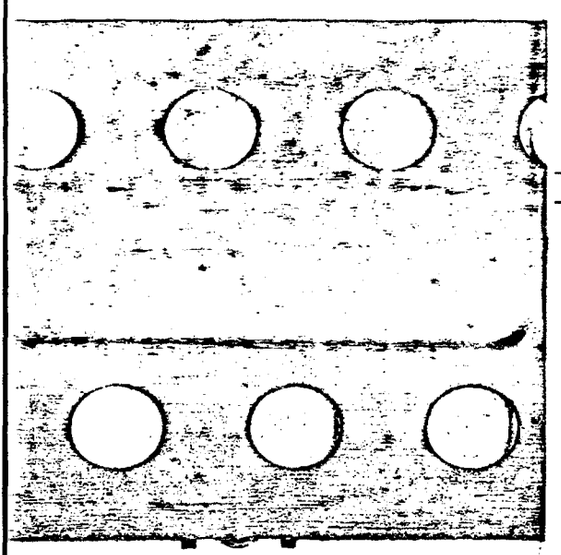
42434
IDENTIFICATION REFERENCE

95 MAR 16 AM 10:11

REGISTER
DAVIDSON COUNTY, TN.

1803 03/15 0101 03CHECK 438.50





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

RECEIVED OF _____

FOR _____

BOOK 9620 PG 116

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
115000.00
CON TX 425.50
PRFEE 1.00
PRFEE 1.00
WDEED 12.00
~~TOTAL 439.50~~
~~CHECK 439.50~~

03/16/95 01 10:12 0001 0803

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

VOID
PRFEE 1.00
~~TOTAL 1.00~~
~~CHECK 1.00~~

03/16/95 01 10:12 0001 0804
0804 03/16 0101 03~~CHECK 1.00~~

total 438.50

42434
IDENTIF. & REFERENCE

95 MAR 16 AM 10:11

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

No. 890394