BOOK 9642 PG 93

| ADDRESS NEW OWNERS: | TAX RESPONSIBILITY: | MAP-PARCEL NOS. |
|---|---|---|
| Vincent T. Scalf<br>P.O. Box 96<br>Whites Creek, TN 37189 | same | 69-8-1 |

THIS INSTRUMENT PREPARED BY: WHITE & REASOR, 3305 WEST END AVENUE, NASHVILLE, TENNESSEE 37203

## GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Jacqueline Smith Fleming as to a twenty-five ninety-sixths (25/96) undivided interest, Robert L. Smith as to a twenty-five ninety-sixths (25/96) undivided interest, Lawrence R. Smith, Administrator of the Estate of James Edward Smith as to a twenty-five ninety-sixths (25/96) undivided interest and Gregory Eugene Smith as to a twenty-one ninety-sixths (21/96) undivided interest (collectively, the "Grantors") have bargained and sold, and by these presents do transfer and convey unto Vincent T. Scalf ("Grantee") his successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A", which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property and all covenants and warranties contained herein are made expressly subject to those matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Vincent T Scalf
Affiant

SUBSCRIBED AND SWORN to before me, this 10th day of April, 1995.

March 23, 1996
My Commission Expires

Notary Public

TO HAVE AND TO HOLD the said Property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and that the same is unencumbered except as set forth hereinabove.

Grantors further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the Property of the Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

This is unimproved Property generally located southwest of the intersection of West Hamilton Road and Clarksville Highway in Nashville, Davidson County, Tennessee. Furthermore, the Grantors represent and warrant that the Property is not the homestead of any one or more of the Grantors and that the Property has never been the homestead of any one or more of the Grantors.

Martha Nell Smith, Lawrence R. Smith, Patricia Gayle Goodman, Timothy E. Smith and Amanda Renee Smith join in the execution of this instrument for the purpose of conveying to Grantee any and all interest in the Property that they may have by virtue of being the heirs at law of James Edward Smith.

IN WITNESS WHEREOF, the undersigned have executed this General Warranty Deed on the dates set forth immediately opposite their respective signature lines, below, with the effective date of this General Warranty Deed being the date upon which the same has been executed by the last person executing this General Warranty Deed.

Date: 4-10-95

Jacqueline Smith Fleming
Jacqueline Smith Fleming

Date: 4-10-95

Robert L. Smith
Robert L. Smith

Date: 4-10-95

Lawrence R. Smith, a.d.m.
Lawrence R. Smith,
Administrator of the Estate
of James Edward Smith

Date: 4/10/95

Gregory E. Smith

Date: 4-5-95

Martha Nell Smith

Date: 4-10-95

Lawrence R. Smith

Date: 4-5-95

Patricia Gayle Goodman

Date: 4-5-95

Timothy E. Smith

Date: 4-5-95

Amanda Renee Smith

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Van Philip East, III, a Notary Public for the State and County aforesaid, Jacqueline Smith Fleming, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of April, 1995.

Notary Public

My commission expires:
March 23, 1996

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Van Philip East, III, a Notary Public for the State and County aforesaid, Robert L. Smith, 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, this 10th day of April, 1995.

Notary Public

My commission expires:
March 23, 1996

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Van Philip East, III, a Notary Public for the State and County aforesaid, Lawrence R. Smith, Administrator of the Estate of James Edward Smith, 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, this 10th day of April, 1995.

Van East III
Notary Public

My commission expires:
March 23, 1996

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Van Philip East, III, a Notary Public for the State and County aforesaid, Gregory E. Smith, 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, this 10th day of April, 1995.

Van East III
Notary Public

My commission expires:
March 23, 1996

STATE OF TENNESSEE
COUNTY OF HUMPHREYS

Personally appeared before me, Sandra H. Dreaden, a Notary Public for the State and County aforesaid, Martha Nell Smith, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of April, 1995.

Sandra H. Dreaden
Notary Public

My commission expires:
5-11-98

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Van Philip East, III, a Notary Public for the State and County aforesaid, Lawrence R. Smith, 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, this 10th day of April, 1995.

Van East, III
Notary Public

My commission expires:
March 23, 1996

STATE OF TENNESSEE
COUNTY OF HUMPHREYS

Personally appeared before me, Sandra H. Dreaden, a Notary Public for the State and County aforesaid, Patricia Gayle Goodman, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of April, 1995.

Sandra H. Dreaden
Notary Public

My commission expires:
5-11-98

STATE OF TENNESSEE
COUNTY OF HUMPHREYS

Personally appeared before me, Sandra H. Dreaden, a Notary Public for the State and County aforesaid, Timothy E. Smith, 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, this 5th day of April, 1995.

Sandra H. Dreaden
Notary Public

My commission expires:
5-11-98

STATE OF TENNESSEE
COUNTY OF HUMPHREYS

Personally appeared before me, Sandra H. Dreaden, a Notary Public for the State and County aforesaid, Amanda Renee Smith, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of April, 1995.

Sandra H. Dreaden
Notary Public

My commission expires:
5-11-98

SANDRA H. DREADEN NOTARY PUBLIC AT LARGE

50330

IDENTIFICATION REFERENCE

95 APR 10 PM 3:23

PICK-UP

9517 04/10 0101 03C#ECK 773.00

EXHIBIT "A"

BOOK 9642 PG 99

LEGAL DESCRIPTION

Being part of tract No. 8 on the map of Fairview Subdivision, as of record in Book 974, page 41, Register's Office for Davidson County, described according to a survey made in May, 1939, by Blanchard and Parrish, Engineers, as follows:

Beginning in the Center of Whites Creek, where Drake's Branch empties into said Creek, and running thence north 17 degrees 15 minutes east 238 feet to a stake on the east bank of Drake's Branch; thence north 32 degrees 30 minutes east 187.9 feet; thence north 28 degrees 55 minutes west 672.6 feet to a stake on the west bank of Drake's Branch, a corner of Lot No. 8 of Black "HH", Fairview Subdivision, Revised Plan; thence up Drake's Branch, with the center thereof, north 53 degrees 01 minutes east 233.9 feet, north 78 degrees 29 minutes east 233.5 feet, and north 10 degrees 49 minutes east 252.6 feet to West Hamilton Road, the northeast corner of Lot No. 10 of said Block "HH"; thence with the southerly margin of West Hamilton Road, south 85 degrees 11 minutes east 1392 feet to the beginning of a 20 degree curve to the right, and with said curve 150 feet, south 52 degrees 09 minutes east 207.7 feet to the beginning of a 30 degree curve to the left, and with said curve 110.6 feet, south 81 degrees 45 minutes east 506.5 feet to the northwest corner of Lot No. 1, being 200 feet westerly from the westerly margin of the State Highway 112; thence south 8 degrees 15 minutes west, with the western line of Lots Nos. 1 and 2 (a part of said Tract No. 8, Fairview Subdivision, Revised Plan) 200 feet to the southwest corner of said Lot No. 2; thence south 81 degrees 45 minutes east, with the southern line of said Lot No. 2, 200 feet to Tennessee Highway No. 112; thence with the westerly margin of said Highway No. 112; south 8 degrees 15 minutes west 180.9 feet, north 81 degrees 45 minutes west 5 feet, south 8 degrees 15 minutes west 200 feet, north 81 degrees 45 minutes west 5 feet and south 8 degrees 15 minutes west 146 feet to the center of Whites Creek; thence down said Whites Creek and with the center thereof, north 75 degrees 22 minutes west 260 feet, south 78 degrees 02 minutes west 479 feet and north 51 degrees 31 minutes west 380 feet, south 87 degrees 37 minutes west 285 feet, south 35 degrees 30 minutes west 294.9 feet, north 73 degrees 20 minutes west 607 feet and north 88 degrees 28 minutes west 571.9 feet to the beginning, containing 79 acres more or less.

BEING the same Property conveyed to L. E. Smith, by Deed of Record in Book 2811, page 528, Register's Office for Davidson County, Tennessee. The said L. E. Smith having since died intestate. The Property then vested in Sadie Jones Smith, Jacqueline Smith Fleming, James Edward Smith, Robert L. Smith, Gregory Eugene Smith and Anita Dawn Smith. The interest of Anita Dawn Smith in the Property was then conveyed to Gregory E. Smith by Quitclaim Deed of Record in Book 6073, page 127, Register's Office for Davidson County, Tennessee. The said Sadie Jones Smith having since died testate. The interest of Sadie Jones Smith then vested in Jacqueline Smith Fleming, also known as Jackie Smith Fleming, James E. Smith, also known as James Edward Smith, Robert L. Smith and Gregory Eugene Smith pursuant to the Last Will and Testament of Sadie Jones Smith under Probate No. 96710 in the Probate Court for Davidson County, Tennessee. The said James E. Smith, also known as James Edward Smith, having since died intestate. The interest of James E. Smith, also known as James Edward Smith, having since vested in Lawrence R. Smith, Administrator of the Estate of James Edward Smith by Agreed Order of the United States District Court for the Middle District of Tennessee in the case styled Lawrence R. Smith, Administrator v. Martha Nell Smith, Patricia Gayle Goodman, Timothy E. Smith, Amanda Renee Smith, Robert L. Smith, Jacqueline Smith Fleming, Gregory Eugene Smith, Internal Revenue Service of United States of America; Case No. 3 95 0045, said Agreed Order being of record in Book 9637, page 70, Register's Office for Davidson County, Tennessee.

EXHIBIT "B" BOOK 9642 PG 100

PERMITTED EXCEPTIONS

1. Real estate taxes for 1995 and subsequent years, a lien, not yet due and payable.

2. The nature or extent of riparian rights.

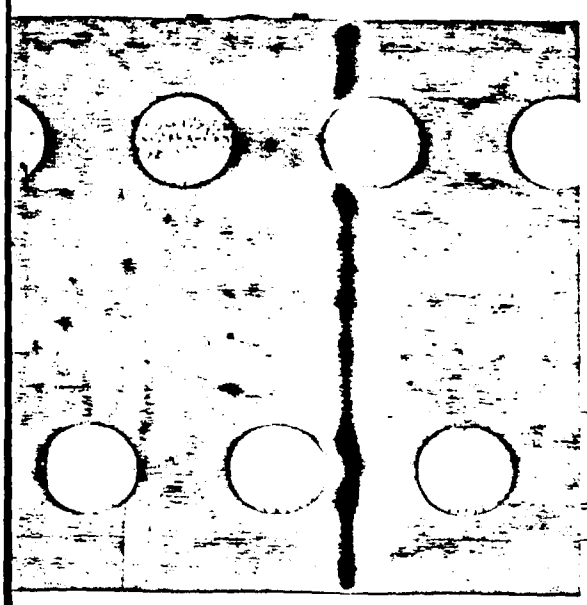
3. Easement for the flow of Whites Creek.

4. Easements to The Tennessee Electric Power Company, as set forth in instruments of record in Book 787, page 44 and in Book 787, page 78, Register's Office for Davidson County, Tennessee.

5. Easements to the Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instruments of record in Book 4168, page 601, Book 4621, page 637, Book 4758, page 124, Book 5282, page 174 and Book 5696, page 313, Register's Office for Davidson County, Tennessee.

6. Easement Agreement of record in Book 4288, page 553, Register's Office for Davidson County, Tennessee.

7. Easement for Right of Way to the Tennessee Central Railroad as appears by the reference to a decree of record in Minute Book 5, page 123, in the Second Circuit Court for Davidson County, Tennessee.



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

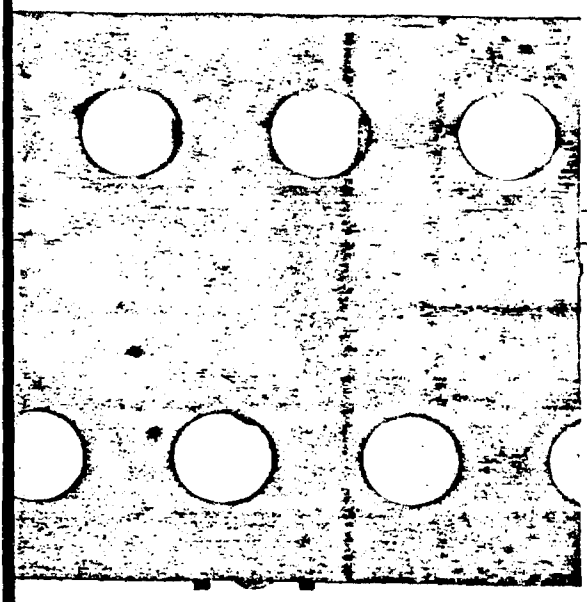
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____ BOOK 9642 PG 101

| | | |
|---|---|---|
| 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 200000.00
CON TX 740.00
PRFEE 1.00
WDEED 32.00
TOTAL 773.00
CHECK 773.00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

04/10/95 01 15:28 0001 9517

50330
IDENTIFICATION REFERENCE

95 APR 10 PM 3:28

DAVIDSON COUNTY

**No.** 899021