BOOK 10046 PG 367

This Instrument Prepared By:
Gail P. Pigg, Attorney
219 Second Avenue, North
First Floor Suite
Nashville, Tennessee 37201

NEW OWNER(S) ADDRESS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Keith Perryman	SAME	Map 104-14
Post Office Box 67		Parcel 35
Brentwood, Tennessee 37024-0067		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, we

REESE L. SMITH III

have bargained and sold and by these presents do hereby transfer and convey unto the said

KEITH PERRYMAN

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

Land in Davidson County, Tennessee, being Lot No. 8 on the unrecorded map of H. E. Marlin's Subdivision of Lot No. 18 and parts of Lots Nos. 20 and 21 of Bransford Realty Company's Sharondale and part of Woodlawn Avenue as shown on Old Plan which was never used and was abandoned by relocation and present location of Woodlawn Avenue lying south of said Lot No. 8, all described according to a copy of a survey made June 5, 1948, by James A. Hamilton, Jr., Surveyor, as follows:

Beginning at a point at the northeast intersection of Linmar Avenue and Woodlawn Drive, as then located, thence with the margin of Woodlawn Drive easterly around a slight curve 143.9 feet to an iron pin in the westerly margin of the Tennessee Central Railway Company right-of-way; thence along the margin of said right-of-way northerly passing the southeast corner of Lot No. 8 at 44.1 feet for a total of 84.1 feet to an iron pin at the corner of Lots Nos. 8 and 9; thence with the line between said lots westerly 159.5 feet to an iron pin in the easterly margin of Linmar Avenue; thence with the margin of the same southerly passing the southeast corner of Lot No. 8 at an iron pin at 62 feet for a total distance of 77.6 feet to an iron pin, the point of beginning. INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM is that portion of the premises taken by decree of Circuit Court, a copy of which is of record at Book 5029, page 624, (State of Tennessee v. Ward E. Akers, Minute Book 109A, page 767,) Register's Office for said County.

BEING the same property conveyed to Reese L. Smith III by deed from Marbut Glenn Gaston, Jr., Trustee, of record in Book 7981, page 195, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE SUBJECT TO:

1. 1996 taxes.

2. Lack of direct access to controlled access highway from the premises in question, such rights of access having been taken by the State of Tennessee, by decree of the Circuit Court of Davidson County, Tennessee, of record in Book 109A, page 767, a certified copy of which is of record in Book 5029, page 624, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 2700 Linmar Avenue, Nashville, Davidson County, Tennessee.

Emily D. Smith, joins in this conveyance, without warranty, to quitclaim any right, title and interest she might have to the subject property.

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, except as above set forth. 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, except as set forth above.

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 my hand this 8th day of May, 1996.

Reese L. Smith III
REESE L. SMITH III

Emily D. Smith
EMILY D. SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared REESE L. SMITH III, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, the within named bargainor, and, who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 8th, day of May, 1996.

NOTARY PUBLIC

My commission expires: 7/27/96.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared EMILY D. SMITH, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, the within named bargainor, and, who, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 8th, day of May, 1996.

NOTARY PUBLIC

My commission expires: 7/27/96.

0180579 IDENTIF. & REFERENCE

96 MAY 10 AM 9:28

DAVIDSON COUNTY TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

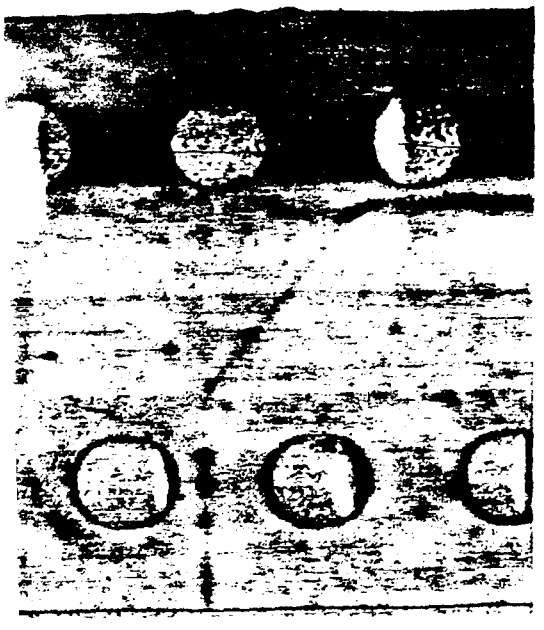
The actual consideration for this transfer or value of property (whichever is greater) is $30,000.00.

Sworn to and subscribed before me this _____ day of May, 1996.

NOTARY PUBLIC

My commission expires: 7/27/96.

529 05 RECD 05/24 05 CHECK 120.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10046 PG 369

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 30000.00
DEN TX 111.00
PRFEE 1.00
MREED 8.00
TOTAL 120.00
CHECK 120.00

05/10/96 01 09:30 0001 0329

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0180579
IDENTIF. ← REFERENCE

96 MAY 10 AM 9:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1038315