WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 10171 PG 767

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
TIM R. SMITH (NAME)	NEW OWNER (NAME)	132-14
840 Robertson Academy Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	70/70.01
Nashville, Tennessee 37220 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	OH09526

FOR AND IN 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,

ODIE LEON MATNEY, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TIM R. SMITH AND WIFE, ROSITA SMITH

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

ALL THAT TRACT OR PARCEL OF LAND DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

IDENTIF. ↑ REFERENCE 021948B

96 AUG 29 PM 1:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV

unimproved ( )
This is improved (XXproperty, known as 840 Robertson Academy Rd., Nashville, Tennessee 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 28th day of August, 1996.

Odie Leon Matney

ODIE LEON MATNEY

BOOK 10171 PG 768

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ODIE LEON MATNEY

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 28th day of August, 19 96

My commission expires 9/18/99 Notary Public

STATE OF _____
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 219,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August, 19 96.

MY COMMISSION EXPIRES: 2-28-98 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM ODIE LEON MATNEY

TO TIM R. SMITH AND WIFE, ROSITA SMITH

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

TRACT NO. I:

Land in the 7th, formerly 11th Civil District of Davidson County, Tennessee, being Tract No. 3 on the plan of Paul Schiel Subdivision No. 2 of record in Book 2330, page 68, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the northerly margin of Robertson Academy Road 20 feet westerly from the southeast corner of the property conveyed to the City of Nashville by John H. Cheek and wife by deed of record in Book 1308, page 142, Register's Office for Davidson County, Tennessee; thence with the northerly margin of said Robertson Academy Road westwardly 120 feet; thence north 8 deg. 30 min. West 370 feet; thence eastwardly 145 feet to the northwest corner of the property conveyed to the City of Nashville, by Paul W. Schiel and wife by deed of record in Book 2039, page 51, Register's Office for Davidson County, Tennessee; thence with the western boundary line of the City of Nashville property, South 2 deg. 15 min. West 65 feet to the southwest corner of said City of Nashville property; thence with the line of the said City of Nashville property, eastwardly 45 feet; and southwardly 300 feet to the beginning, containing 1.22 acres, more or less.

Being the same property conveyed to Odie Leon Matney and wife, Barbara J. Matney by deed from Murph T. Cathcart and wife, Gladys E. Cathcart of record in Book 4972, page 55, said Register's Office. The said Odie Leon Matney and Barbara J. Matney having since divorced and Barbara J. Matney conveyed her interest to Odie Leon Matney by quitclaim deed of record in Book 6867, page 121, Register's Office for Davidson County, Tennessee.

TRACT NO. II:

A tract of land in Davidson County, Tennessee; said tract being part of Lot 3 on the plan of John Overton's Property, of record in Plat Book 421, page 160, Register's Office for Davidson County, Tennessee; said tract is shown as Davidson County Tax Map 132-14, Parcel 70-1, and as Nashville Electric Service Drawing PSK-1528-A, being further described as follows:

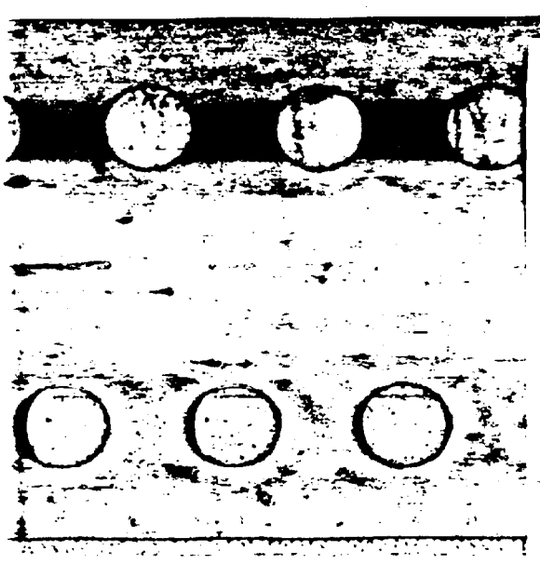
Beginning at a point being an iron pin on the northern 40 foot right-of-way of Robertson Academy Road, said point being the southeast most corner of the herein described property; thence following said right-of-way N 89 deg. 59 min. 00 sec. W 20.00 feet to an iron pin; thence leaving said right-of-way N 02 deg. 15 min. 00 sec. E 300.00 feet to an iron pin; thence N 89 deg. 59 min. 00 sec. W 45.00 feet to an iron pin; thence N 02 deg. 15 min. 00 sec. E 65.00 feet to an iron pin; thence S 89 deg. 59 min. 00 sec. E 65.00 feet to an iron pin marking the common corner of Parcels 71 and 70.1 of said Davidson County Tax Map; thence leaving said common corner and following the easterly margin of Parcel 70.1 S 02 deg. 15 min. 00 sec. W 365.00 feet to the point of beginning; said tract contains 10,225 square feet or 0.23 acre, more or less.

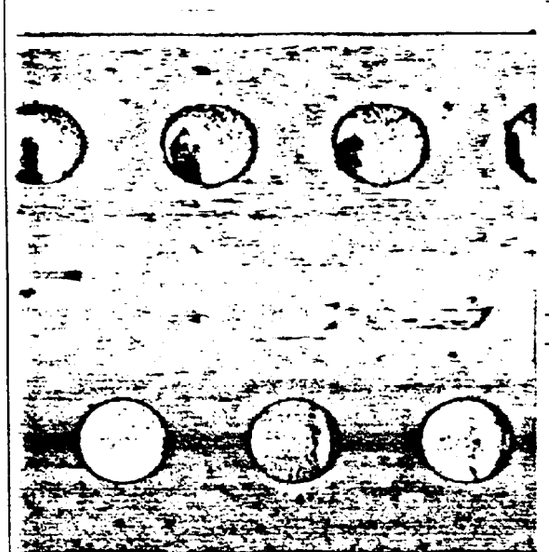
Being the same property conveyed to Odie Leon Matney by quitclaim deed from Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of record in Book 9991, page 493, said Register's Office.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 1308, page 142; and (3) All matters appearing on the Plan of record in Plat Book 2330, page 68, said Register's Office.

EXHIBIT "A"

2325 08/29 0101 03CHECK 822.26





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

RECEIVED OF _____

FOR _____

BOOK 10171 PG 770

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	
				219800.00
			CON TX	813.26
			PRFEE	1.00
			MDEED	8.00
			TOTAL	822.26
			CHECK	822.26
		08/29/96	01	13:53 0001 2325

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0219486
IDENTIF. ↑ REFERENCE

96 AUG 29 PM 1:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1024851