BOOK 10189 PG 380

STATE OF TENNESSEE
DAVIDSON COUNTY

Box 5

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF September 19 96

Notary Public

MY COMMISSION EXPIRES: 7-24-99

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Michael T. Haley, Attorney 1100 Kermit Dr. #204 Nashville, TN 37217

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Send Tax Bills:	MAP-PARCEL NUMBERS
Grant W. Smith et ux Mary Ann (NAME)	same (NAME)	12/79.00
8112 Old Springfield Pk. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville TN 37072 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

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, WE, Theodore S. Miller, Jr. and wife, Elizabeth A. Miller

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS TO TRANSFER AND CONVEY UNTO Grant W. Smith and wife, Mary Ann 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:

See Attached Legal Description

Subject to the following: 1996 county taxes, which have been prorated as of date of deed and assumed by Grantees, and to any easements, restrictions, and conditions of record.

0224600
IDENTIF. ↑ REFERENCE

96 SEP 12 PM 2:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

This is unimproved ( ) improved (X) property, known as 8112 Old Springfield Pk. Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said trace 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 our hand s this 10th day of September, 19 96

Theodore S. Miller, Jr.

Theodore S. Miller, Jr. Elizabeth A. Miller

STATE OF ~~TENNESSEE~~ North Carolina
~~Davidson~~ County of Mecklenburg

BOOK 10189 PG 381

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Theodore S. Miller, Jr. and wife, Elizabeth A. Miller

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 _____, ~~Tennessee~~ North Carolina, this 10th day of September, 19 96

Jean L. Wilkerson Notary Public

Commission Expires January 21, 2001

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19_____

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

Theodore S. Miller, Jr. and wife,

Elizabeth A. Miller

TO

Grant W. Smith and wife, Mary Ann Smith

CONTD NEXT PAGE

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

A portion of M. P. Williamson property, 11th Councilmanic District, Davidson County, Tennessee, described according to a survey of Robert H. Cummings, RLS, as follows:

Beginning at an iron pin in the easterly right-of-way of Old Springfield Road, said pin being 651.69 feet along said ROW from the intersection of said ROW with the southerly boundary line of property owned by M. L. Strane, et ux, Deed Book 3959, Page 278, Register's Office for Davidson County, Tennessee, and being 25 feet from the centerline of said road; thence severing the property of M. P. Williamson, Deed Book 1085, page 232, Deed Book 1132, page 633, Deed Book 535, page 170, Deed Book 565, page 251, Register's Office for Davidson County, Tennessee, according to the following three (3) calls: North 69 degrees 1' East 887.20 feet to an iron pin, south 34 degrees 27' East 572.45 feet to an iron pin, South 63 degrees 54' West 916.07 feet to an iron pin in the easterly ROW of said road; thence with said ROW North 15 degrees 43' 38.95 feet to the beginning of a curve in said ROW concave to the west having a radius of 325.398 feet; thence with said curve an arc distance of 107.34 feet through a central angle of 18 degrees 54' to the point of tangency; thence with said ROW North 34 degrees 37' West 156.32 feet to the beginning of a curve in said ROW concave to the East having a radius of 3964.826 feet; thence with said curve an arc distance of 347.59 feet to the point of tangency and the beginning, containing 12.34 acres, more or less.

Included in the above description but excluded, therefrom the following described tract previously conveyed to Joseph T. Hagar, Jr. as of record in Book 8677, Page 22 Register's Office for Davidson County Tennessee:

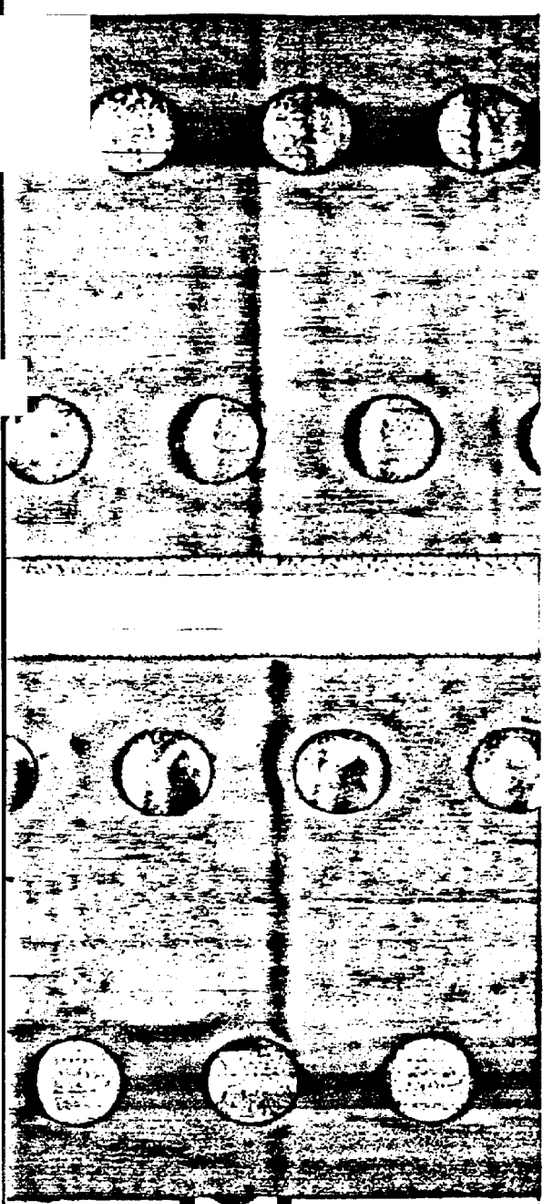
Being a tract of land in the 11th Councilmanic District of Davidson County, Tennessee, and being a portion of that property conveyed to Joe T. Hager, Jr., in Book 6192, page 544, Register's Office for Davidson County, Tennessee, more accurately described according to a survey dated 3/10/92 by Tommy E. Walker, Tennessee License No. 1465, as follows:

BEGINNING at a point in the East margin of Old Springfield Road, said point being the most northwesterly corner of said Hager property and being a common corner to Joe T. Hager, St., et ux, (Deed Book 7245, page 49, Register's Office for Davidson County, Tennessee); thence now leaving said margin with the South line of said Hager, Sr., North 69 deg. 00 min. 39 sec. East 549.96 feet to an existing iron pin, said Hager Sr.'s Southeast corner; thence now with a new line South 41 deg. 11 min. 01 sec. West 567.19 feet to a set iron pin in the East margin of said Old Springfield Road; thence with said margin North 31 deg. 20 min. 28 sec. West 269.15 feet to the point of beginning containing 1.67 acres, more or less.

Being the same property conveyed to Theodore S. Miller, Jr. and wife, Elizabeth A. Miller, by deed from Bank of Goodlettsville, by Jerry L. Fagg, V.P., dated September 15, 1992, recorded September 28, 1992, of record in Book 8739, page 753, in the Register's Office for Davidson County, Tennessee.

* initials: JSM / EAM

7772 09/12 0101 03CHECK 660.50



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

RECEIVED OF _____

FOR _____

BOOK 10189 PG 382-A

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	175000.00
			CON TX	647.50
			PRFEE	1.00
			WDEED	12.00
			TOTAL	660.50
			CHECK	660.50
09/12/96	01		14:13 0001	7772

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0224600
IDENTIF. ↑ REFERENCE

96 SEP 12 PM 2:10

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1030227