This instrument was prepared by:
ROBERT L. ENGLISH
ATTORNEY AT LAW
Springfield, TN 37172
(from information supplied)

BOOK 10199 PG 785

Send tax bills to:
Don C Smith
4144 Ballrun Rd
Ashland City TN 37015

Map & Parcel No.
M 055 P 060

WARRANTY DEED

THIS DEED OF CONVEYANCE, executed and delivered by **MILDRED O. PAUL, a widow, ROBBIE O. McKEE and husband PHILLIP O. McKEE and, ROBBIE McKEE CLAY and husband, WILLIAM S. CLAY,** hereinafter called the Grantors, to **DON C. SMITH and wife, HELEN R. SMITH**, hereinafter called the Grantees;

WITNESSETH: That for and in consideration of the sum of TEN ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, receipt of all of which is hereby acknowledged, the said Grantors have this day bargained and sold and do by these presents hereby sell transfer and convey unto the said Grantees, survivor and assigns, the following described real property, to-wit:

Certain real property situate in the 13th Civil District of Davidson County, Tennessee, being Tract No. 8 on the A. Turner, Trustee, property not of record, located on Bull Run Road and described according to a survey by Richardson-Morris Co., Surveyors, dated November 7, 1972, as follows:

BEGINNING at a point in the Easterly margin of Bull Run Road, 1360.70 feet South of the Southwest corner of the Mattie J. Cantrell property; thence South 71° 38' East 1324.31 feet; thence South 61° 30' West, 253.02 feet; thence North 82° 08' 224.01 feet; thence South 86° 01' West 490.79 feet; thence North 82° 38' West 354.99 feet; thence North 68° 02' West 156.02 feet to a point in the Easterly margin of Bull Run Road; thence Northerly along the Easterly margin of said Bull Run Road, 470.65 feet to the point of beginning and continuing 9.84 acres, more or less.

AND BEING the same property conveyed to Guy M. Owen by A. Turner, Trustee for Memorial Trust, in a deed appearing of record in Book 4666, page 359, Register's Office for Davidson County, Tennessee. The said Guy M. Owen is now deceased, and under the terms of his will, which will is recorded in Will Book _____, page _____, Probate Court for Davidson County, Tennessee, he devised subject property to Mildred O. Paul, Robbie O. McKee and Robbie McKee Clay.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Book 4666, page 359, Register's Office for Davidson County, Tennessee.

EXCLUSION NO. 1:
INCLUDED in the above described tract of land but specifically EXCLUDED from this conveyance is the following described tract of land conveyed to the State of Tennessee in an instrument appearing of record in Book 10054, page 629, Register's Office for Davidson County, Tennessee, described as follows, to-wit:

BEGINNING at the point of intersection of the proposed North margin of SR.12 and the South boundary of the Finis L. Dailey et ux, property, said point of intersection being 157.19 feet right of SR.12 proposed centerline station 545+50; thence with said proposed North margin South 75° 28' 11" West, 404.51 feet to a point; thence with the proposed Northwest margin of said road, South 51° 41' 46" West, 132 feet more or less to a point, said point being 259.14 feet right of SR.12 proposed centerline station 550+25; thence with the new proposed West margin of said road (1) North 00° 27' 28" West, 192.13 feet (2) North 22° 24' 31" East, 180.64 feet to a point, said point being 515.69 feet right of SR.12 proposed centerline station 547+92.06; thence with said boundary South 67° 35' 29" East, 462.24 feet to the point of beginning, containing 1.806 acres, more or less.

EXCLUSION NO. 2:
INCLUDED in the above described tract of land but specifically EXCLUDED from this conveyance is the following described tract of land conveyed to the State of Tennessee, in an instrument appearing of record in Book 9951 page 945, Register's Office for Davidson County, Tennessee, as follows, to-wit:

BEGINNING at the point of intersection of the proposed North margin of SR 12 and the South boundary of the Finis L. Dailey et ux, property, said point of intersection being 157.19 feet right of SR 12 proposed centerline station 545+50; thence with said South boundary South 67° 35' 29" East 488.05 feet to a point; thence with the North boundary of the Kelton D. Huston property (1) South 65° 51' 13" West, 95.26 feet (2) South 80° 03' 04" West, 258.66 feet (3) North 75° 08' 24" West, 129.39 feet (4) South 83° 37' 46" West, 123.75 feet (5) South 83° 31' 24" West, 86.09 feet (6) North 87° 26' 18" West, 147.56 feet (7) North 85° 29' 01" West, 117.96 feet (8) North 85° 28' 48" West, 70.64 feet North 76° 57' 40" West, 4.40 feet to a point; thence with the proposed Northwest margin of said road North 51° 41' 46" East, 219.47 feet to a point; thence with the proposed North margin of said road, North 75° 28' 11" East, 404.51 feet to the point of beginning, containing 3.635 acres, more or less.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantees, survivor and assigns, forever. The said Grantors covenant with the said Grantees, survivor and assigns: 1) That they are lawfully seized in fee of said land; 2) That they have a good and perfect right to make this conveyance; 3) That said land is unencumbered; and 4) That they will warrant and defend the title in and to said land against the lawful claims and demands of all persons whomsoever.

POSSESSION shall be given with delivery of deed.

TAXES for the current year shall be pro-rated to date of deed.

DATED at the times and places indicated in the notarial statements below.

Mildred O. Paul
MILDRED O. PAUL

Robbie O. McKee
ROBBIE O. McKEE

Phillip O. McKee
PHILLIP O. McKEE

Robbie McKee Clay
ROBBIE McKEE CLAY

William S. Clay
WILLIAM S. CLAY

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 MILDRED O. PAUL, bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidenced), and who acknowledged that She executed the within instrument for the purposes contained therein.

Witness my hand and seal of office this 16th day of September, 1996, at Nashville, Tennessee.

My commission expires: 4-12-98.

Cora Hurt
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBBIE O. McKEE and husband, PHILLIP O. McKEE, bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidenced), and who acknowledged that they executed the within instrument for the purposes contained therein.

Witness my hand and seal of office this 10th day of September, 1996, at Springfield, Tennessee.

My commission expires: 9-28-96.

Karen R. Harrell
NOTARY PUBLIC

BOOK 10199 PG 788

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBBIE McKEE CLAY and husband, WILLIAM S. CLAY, bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidenced), and who acknowledged that they executed the within instrument for the purposes contained therein.

Witness my hand and seal of office this 11th day of September, 1996, at Ashland City, Tennessee.

My commission expires: Sept 7, 1999.

Jessie L Cathey
NOTARY PUBLIC

* * * * * * * * * * * * *

I, or we, hereby swear or affirm that the actual consideration for this transfer, or the value of the property or interest in property transferred, whichever is greater, is $ 11,414.00 , which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

_____
AFFIANT

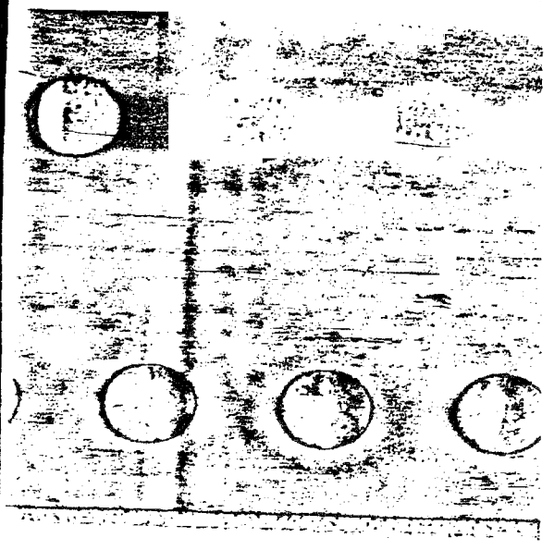
Subscribed and sworn to before me, this ____ day of _____, 199_.

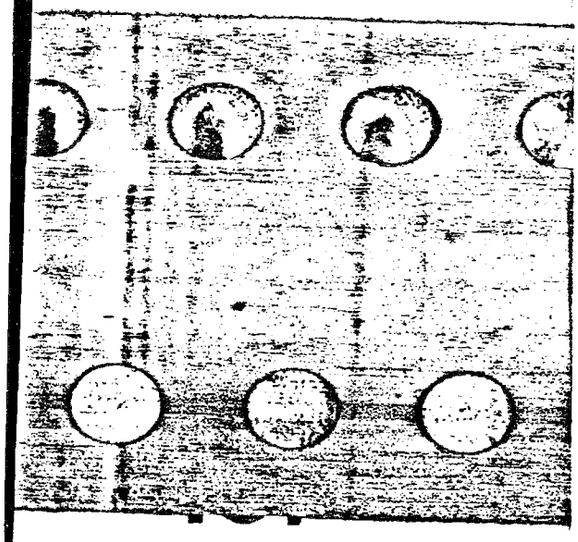
_____
REGISTER or NOTARY PUBLIC

1651 09/23 0101 03CHECK 59.24

022233
IDENTIFICATION/REFERENCE

96 SEP 23 PM 3:02
REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10199 PG 789

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 11414.00
				CON TX 42.24
				PRFEE 1.00
				WDEED 16.00
				TOTAL 59.24
				CHECK 59.24
09/23/96	01			15:05 0001 1651

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0228233
IDENTIF. & REFERENCE

96 SEP 23 PM 3:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1034061