WARRANTY DEED

BOOK 10295 PG 531

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF December 19 96

Notary Public

MY COMMISSION EXPIRES: 1-26-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title Company, 109 Holiday Court, Suite C-5, Franklin, Tennessee 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl E. Smith	First American National Bank	84-6-15 & 9
(NAME)	(NAME)	
2616 Windemere Drive	First American Center	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Nashville, Tennessee 37237-0209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Karl W. Schmidt, Jr. and wife, Marie C. Schmidt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carl E. Smith, unmarried

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:

Tract I:
Land in Davidson County, Tennessee, being Lot No. 116 on the Plan of Sunny Acres, Section IV of record in Plat Book 2900, page 2, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Karl W. Schmidt, Jr. and wife, Marie C. Schmidt by deed from George W. Hearn and Herschel A. Hearn, Jr. of record in Book 8636, page 207, Register's Office for Davidson County, Tennessee.

Tract II:
A strip or tract of land lying between the rear Lot lines of Lot Nos. 115, 116, 117, 118 and 119 and the Easterly margin of Briley Parkway. Also being the remainder of Lot Nos. 110, 111, 112, 113 and a small tract marked Reserved adjoining said Lot 110, of Sunny Acres Subdivision, Section IV, Book 2900, page 2, Register's Office for Davidson County, Tennessee, and not used for right-of-way for Briley Parkway and described together as follows: BEGINNING at a point where the Easterly margin of Briley Parkway intersects the common corner of Lot Nos. 113, 114 and 115; thence North 35 deg. 46' 54" East 705.55 feet along the Easterly margin of Briley Parkway to a point; thence South 85 deg. 03' East 227.3 feet along the Northerly boundary line of Sunny Acres Subdivision, Section IV, Book 2900, Page 2, Register's Office for Davidson

CONTINUED

unimproved ( )
This is improved (X) property, known as 2616 Windemere Drive, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 17th day of December, 19 96

Karl W. Schmidt, Jr.

Marie C. Schmidt

10295 532

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Karl W. Schmidt, Jr. and wife, Marie C. Schmidt

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 Franklin, Tennessee, this 17th day of December 19 96.

Commission expires 1-20-98

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

ENCUMBERED AS FOLLOWS:
All matters appearing on the Plan of Sunny Acres, Section IV, of record in Plat Book 2900, page 2, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2910, page 86, Register's Office for Davidson County, Tennessee.

0257334
IDENTIFICATION REFERENCE

95 DEC 19 AM 9:54
DAVIDSON COUNTY, TN.

7365 12/19 0101 03CHECK 567.63

LEGAL DESCRIPTION CONTINUATION

County, Tennessee, to a point; thence South 37 deg. 17' West 201.5 feet along the rear of said Lot No. 119 to a point; thence South 60 deg. 20' 30" West 154.6 feet along the rear of said Lot No. 118 to a point; thence South 43 deg. 02' 30" West 291.8 feet along the rear of said Lot No. 117 and part of Lot 116 to a point; thence South 60 deg. 39' West 210.2 feet along the rear of said part of Lot No. 116 and Lot 115, to the point of beginning and containing 2.04 acres.

INCLUDED IN THE ABOVE DESCRIPTION, BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE ARE THE FOLLOWING TRACTS:

A triangular shaped tract of land lying between the rear of Lot No. 115 and the Easterly margin of Briley Parkway and being part of the remainder of Lot No. 113 of Sunny Acres Subdivision, Section IV, Book 2900, page 2, Register's Office for Davidson County, Tennessee. Not used for right-of-way for Briley Parkway and described as follows: BEGINNING at a point where the Easterly margin of Briley Parkway intersects the common corner of Lot Nos 113, 114 and 115; thence North 39 deg. 39' 30" East 160.80 feet along the Easterly margin of Briley Parkway to a point; thence South 27 deg. 10' 15" East 66.47 feet along a line as if the line between Lots Nos. 115 and 116 were extended; thence South 64 deg. 09' 30" West 147.85 feet along the rear line between Lot 113 and 115 to the point of beginning and containing 4,905 square feet or 0.11 acres.

A tract of land lying between the rear of Lot No. 117 and the Easterly margin of Briley Parkway, being part of Lot Nos. 110, 111 and 112 of Sunny Acres Subdivision, Section IV, Book 2900, page 2, Register's Office for Davidson County, Tennessee, and described as follows:

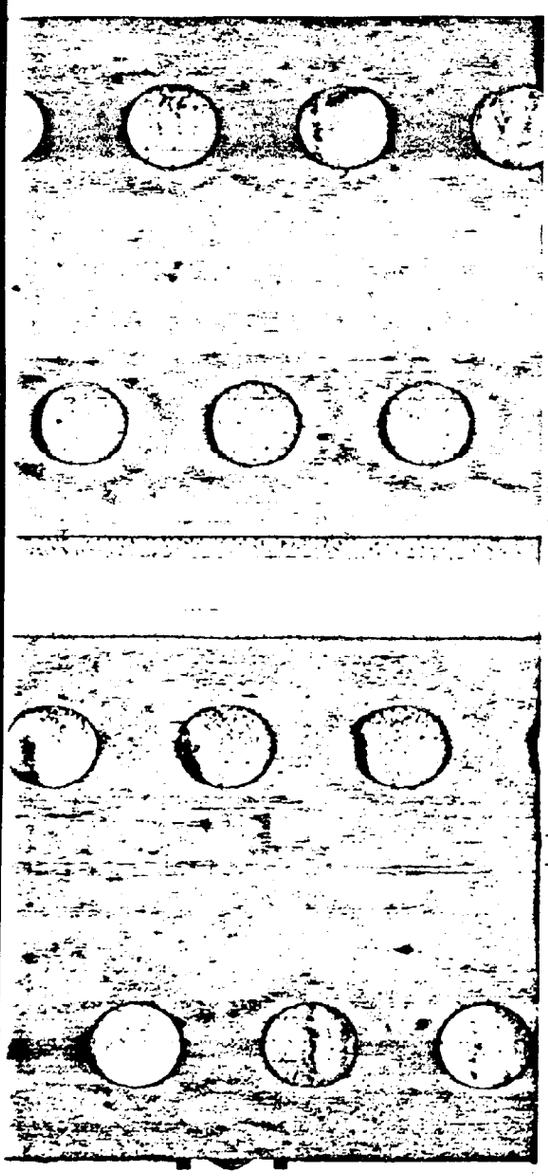
BEGINNING at the rear corner of Lot Nos. 116 and 117 as shown on said Subdivision North 27 deg. 06' 00" West 111.75 feet along a line as if the line between Lot Nos. 116 and 117 were extended to the East margin of Briley Parkway; thence North 39 deg. 39' 30" East 163.12 feet along the East margin of Briley Parkway to a point; thence South 27 deg. 08' 00" East 132.77 feet along a line as if the line between Lot Nos. 117 and 118 were extended to the East margin of Briley Parkway; thence South 46 deg. 46' 30" West 156.10 feet along the rear of Lot No. 117 to the point of beginning and containing 18,333 square feet, or 0.42 acres.

A tract of land lying between the rear of Lot Nos. 118 and the Easterly margin of Briley Parkway, being part of Lot Nos. 110, 111 and a small tract marked "Reserved" adjoining said Lot 110 of Sunny Acres Subdivision, Section IV, Book 2900, page 2, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at the rear corner of Lot Nos. 117 and 118 as shown on said Subdivision; thence North 27 deg. 08' 00" West 132.77 feet along a line as if the line between Lot Nos. 117 and 118 were extended to the East margin of Briley Parkway thence North 39 deg. 39' 30" East 181.02 feet along the East margin of Briley Parkway to a point; thence South 25 deg. 41' 23" West 206.37 feet to the rear corner of Lot Nos. 118 and 119; thence South 64 deg. 23' 30" West 154.60 feet along the rear of Lot No. 118 to the point of beginning and containing 27,514 square feet or 0.63 acres.

A tract of land lying to and adjoining the rear of Lot No. 119, being part of a small Tract marked "Reserved" and adjoining Lot Nos. 110 and 119 of Sunny Acres Subdivision, Section IV, Book 2900, page 2, Register's Office for Davidson County, Tennessee, and described as follows: BEGINNING at the rear corner of Lot Nos. 118 and 119 as shown on said Subdivision; thence North 25 deg. 41' 23" West 206.37 feet along a line to a point on the East margin of Briley Parkway; thence leaving said margin of Briley Parkway South 80 deg. 52' 00" East 227.30 feet along the McGavock Park property line to the rear corner of Lot Nos. 119 and 120; thence South 42 deg. 00' 00" West 201.70 feet along the rear corner of Lot Nos. 119 to the point of beginning. Being triangular in shape and containing 19,254 square feet or 0.44 acres.

Being the same property conveyed to Karl W. Schmidt, Jr. and wife, Marie C. Schmidt by Deed from George W. Hearn and Herschel A. Hearn, Jr. of record in Book 9044, Page 212, Register's Office for Davidson County, Tennessee.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10295 PG 534

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 149900.00
				CON TX 554.63
				PRFEE 1.00
				WDEED 12.00
				TOTAL 567.63
				CHECK 567.63
12/19/96	01			09:54 0001 7365

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0257334
IDENTIF. # REFERENCE

96 DEC 19 AM 9:54

DAVIDSON COUNTY, TN.

No. 1099954