Lush
970018A

This instrument prepared by:
Kay B. Housch, Esq.
BPR #010995
214 Second Ave. North, Suite Two
Nashville, TN 37201

WARRANTY DEED

BOOK 10394 PG 261

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) VOLUNTEER INVESTMENTS, INC.	(NAME) SAME	Map 49
(STREET ADDRESS) 1221 Dalemere Drive	(STREET ADDRESS)	Portion of Parcel 137
(City) (State) (Zip) Nashville TN 37207	(City) (State) (Zip)	

FOR AND IN CONSIDERATION *of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged,* **J.C. SMITH, JR., an unmarried person** *have this day bargained and sold, and do hereby transfer and convey unto the said* **VOLUNTEER INVESTEMENTS, INC.** *the Grantees herein, their (successors), heirs and assigns, certain real estate in* Davidson *County, Tennessee, as follows:*

SEE EXHIBIT "A" ATTACHED HERETO

Being part of the same property conveyed to J.C. Smith, Jr., by deed from J.C. Smith and wife, Emma Lula Smith, of record in Book 1316 at page 54, Register's Office for Davidson County, Tennessee. Property also conveyed to J.C. Smith by deed from J.C. Smith, Jr., of record in Book 6830 at page 192 and to J.C. Smith, Jr., by deed from J.C. Smith, of record in Book 6929 at page 896, both in said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 40,000.00

Subscribed and sworn to before me this the 26th *day of* March *19* 97

Affiant

My commission expires: 11/22/97 *(Affix Seal)*

Notary Public

This is unimproved (X) *property, known as* Buena Vista Pike Nashville, TN
improved ( ) *(House Number) (Street) (P.O. Address) (City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 our hand this 26th *day of* March *, 19* 97*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

J.C. SMITH, JR.

PICK-UP

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

97 MAR 27 PM 2:15
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ▲ REFERENCE

0287936

BOOK 10394 PG 262

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J.C. SMITH, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tn. *this* 26th *day of* March *19*97.

Notary Public

My Commission Expires: 11/20/97

ENCUMBRANCES:

1. Taxes for 1997, a lien, but not yet due and payable.

2. Subject to Easements contained in instruements of record in Book 7860 at page 155 and Book 7885 at page 753, Register's Office for Davidson County, Tennessee.

3. Temporary construction easement granted in Book 6390 at page 401, said Register's Office.

4. All matters shown on survey by Cole Land Surveying, last revised 2/18/97, Job No. 96-1859.

EXHIBIT "A"

BOOK 10394 PG 263

Land Davidson County, Tennessee, and being property conveyed in deed book 6929, page 896, Register's Office, Davidson County, Tennessee also being shown parcel 137 on tax map 49 and described according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated December 26, 1996, as Tract 1 of said survey as follows:

Beginning at an iron pin set in a drain in the easterly margin, 25 feet from the center line of Buena Vista Pike, a corner to Billy C. Donnell (deed book 6830, page 666), and being the most southwest corner of this tract;

THENCE, with said pike, North 07 degrees 01 minutes 53 seconds West for a distance of 510.70 feet to an iron pin set in the margin of said pike, a corner to tract 2 this survey;

THENCE, leaving said pike, South 87 degrees 55 minutes 23 seconds East, passing an iron pin set at 505.58 feet and in all a total distance of 535.58 feet to a point in the center of Whites Creek;

THENCE, with the center of said creek for the next three calls as follows: South 06 degrees 38 minutes 52 seconds West for a distance of 121.02 feet to a point;

THENCE, South 16 degrees 16 minutes 10 seconds East for a distance of 209.73 feet to a point;

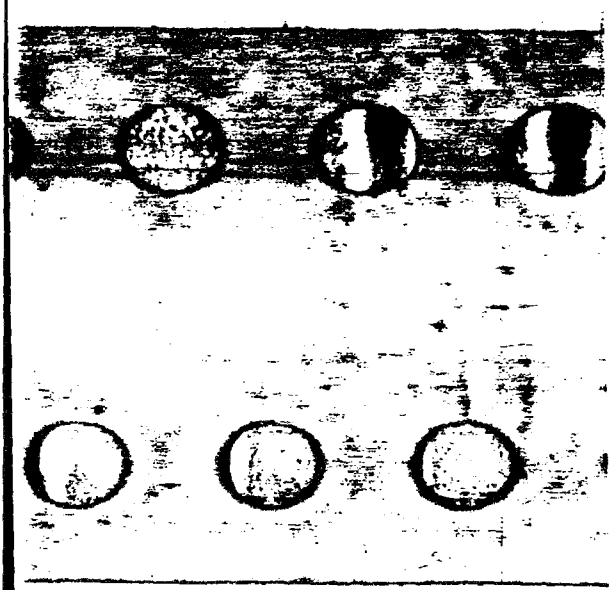
THENCE, South 29 degrees 11 minutes 35 seconds East for a distance of 139.86 feet to a point;

THENCE, leaving said creek, South 81 degrees 58 minutes 07 seconds West for a distance of 591.47 feet to the beginning.

Said property contains **5.91 acres** more or less.

2691 03/27 0191 03CHECK 182.20

J. C. Smith Jr.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10394 PG 264

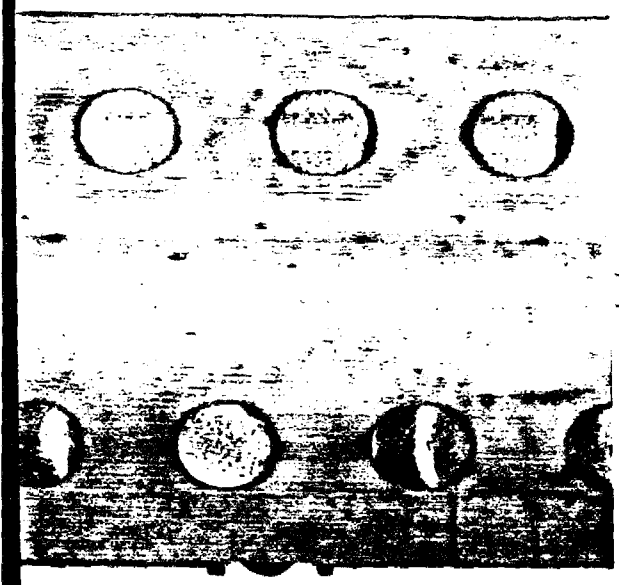
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 46000.00
CON TX 170.20
PRFEE 1.00
WDEED 12.00
TOTAL 183.20
CHECK 183.20

03/27/97 01 14:18 0001 2391

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0287936
IDENTIF. ↑ REFERENCE

97 MAR 27 PM 2:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1132675