# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July 19 97

Notary Public

MY COMMISSION EXPIRES: June 21, 2000
(AFFIX SEAL)

Mail THIS INSTRUMENT WAS PREPARED BY
CHARLES H. BEATY ATTY BPR#2282, 109 STADIUM DRIVE, HENDERSONVILLE, TENNESSEE 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| ANGELA DAWN JACKSON (NAME) | FLOYD H. SMITH & HELEN N. SMITH (NAME) | 114-67 |
| 7644 CHARLOTTE PIKE (ADDRESS) | 2703 PLAYGROUND ROAD (ADDRESS) | |
| NASHVILLE, TN 37209 (CITY) (STATE) (ZIP) | CARUTHERSVILLE, MO 63830 (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, FLOYD H. SMITH AND WIFE, HELEN N. SMITH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANGELA DAWN JACKSON, A SINGLE PERSON

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:

Land in the 8th, formerly the 12th Civil District of Davidson County, Tennessee described according to surveys made by John Wilkes, Civil Engineer, July 18, 1943 and by John M. Sullivan, County Surveyor, November, 1946 and March 1947 as follows:

BEGINNING in the center of the New Charlotte Pike at the corner of the property conveyed to William Thomas Russell and wife, Janice Smith Russell, by deed from Floyd H. Smith and wife, Laura DeMoss Smith, of record in Book 3792, page 772, Register's Office of Davidson County, Tennessee; thence, with the center of said pike, south 72 Deg. 10' West 232 feet, more or less, and south 77 Deg. 10' west 430 feet to the easterly line of a 15 acre tract referred to in Minute Book 52, page 499, Chancery Court at Nashville in the cause of Joseph J. Stephens and wife, Vs. Everett Crouch, Rule No. 61082, said Court; thence with the easterly line of said 15 acre tract, north 5 deg. east 395 feet; thence with a fence north 84 Deg. 30' west 1048 feet, more or less, to the easterly line of the Bill Stephens property; thence with said line, north 3/4ths. degree west, 459 feet, more or less, to an old stump in the line of said Black property; thence with said line south 84 Deg. 1/2' east 1900 feet to a beech at a corner of said Black property, continuing with this line of said Black property, south 1 Deg. West, 80 feet, more or less, to a point, said point being the northeasterly corner of the property conveyed to William

CONTINUED

unimproved ( X )
This is improved ( ) property, known as 7644 CHARLOTTE PIKE, NASHVILLE, TN 37209
(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 15th day of July 19 97

Floyd H. Smith
FLOYD H. SMITH

Helen N. Smith
HELEN N. SMITH

97 JUL 18 AM 8:57
DAVIDSON COUNTY, TN

IDENTIF. & REFERENCE 0327690

BOOK 10533 PG 882

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named FLOYD H. SMITH AND WIFE, HELEN N. SMITH

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 HENDERSONVILLE, Tennessee, this 15th day of July 19 97

Commission expires June 21, 2000

Susan Klinstiver tbag
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

6045 07/16 0101 03PMCOM 26A.00

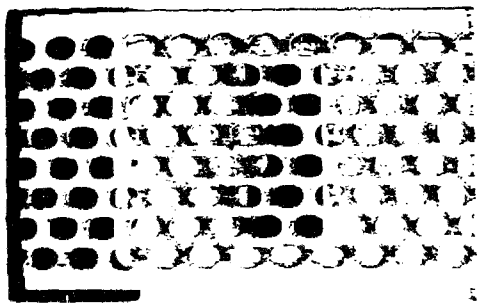
LEGAL DESCRIPTION CONTINUATION

Thomas Russell, et ux, previously mentioned; thence with northerly line of the said William Thomas Russell tract south 62 Deg. 30' west 258.50 feet to a stake with a hickory pointer; thence south 18 Deg. 30' east 350 feet to the point of beginning, containing 23.53 acres, more or less.

INCLUDED BUT EXCLUDED IS THE FOLLOWING: BEGINNING at an iron pin set, said pin being located on the northerly right of way of Charlotte Pike, and being the southwesterly corner of Bobby Tidwell as recorded in Book 10392, page 606 R.O.D.C.; thence, leaving Tidwell and along said right of way the following calls: with a curve to the right, said curve having a radius of 1861.65', a tangent of 109.34' a length of 218.43', and a chord bearing and distance of S 69 degrees 48' 46" W, 218.31' to a concrete right of way marker found, S 72 degrees 49' 02" W, 282.77' to an iron pin set, thence leaving right of way and with a new line severing the Floyd Smith property as recorded in Book 6624, page 296, R.O.D.C., N 0 degrees 04' 45" W, 658.22' to an iron pin set in the southerly line of Thomas Bianconi as recorded in Book 7242, page 593, R.O.D.C., thence with Bianconi the following calls: N 87 degrees 08' 29" E, 142.86' to a fence post, S 89 degrees 53' 02" E, 185.27' to a fence post, S 87 degrees 05' 29" E, 103.06' to a fence post, N 88 degrees 52' 03" E, 100.00' to a 3" hickory tree; S 76 degrees 39' 13" E, 12.46' to a fence post, S 62 degrees 30' 40" E, 42.11' to a 10" elm tree; S 19 degrees 26' 40" E, 14.16' to a 12" hackberry tree, S 5 degrees 16' 04" E 37.38' to a iron pin set at the northeasterly corner of said Tidwell; thence, leaving Bianconi and with Tidwell the following calls: S 58 degrees 44' 30" W, 256.55' to an iron pin set; S 19 degrees 47' 11" E, 315.45' to the point of beginning. Containing 6.23 acres, more or less, as surveyed by Arrowhead Survey dated 6/14/97.

Being a portion of the property conveyed to Floyd H. Smith and Helen N. Smith by Quit Claim Deed from Janice Faye Russell and husband, Thomas Russell of record in Book 6624, page 296, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantee(s) herein.



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10533 PG 884

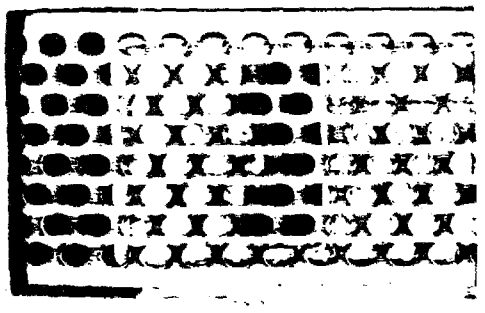
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

| | |
|---|---|
| CAMT | 65000.00 |
| CO TX | 251.60 |
| PRFEE | 1.00 |
| WDEED | 12.00 |
| TOTAL | 264.60 |
| CHECK | 264.60 |

07/18/97 01 08:56 00 6045

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**



0327690

IDENTIF. # REFERENCE

97 JUL 18 AM 8:57

DAVIDSON COUNTY TN

**No.** 1175751