BOOK 10610 PG 573 Box 1

**WARRANTY DEED**

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

My Commission Expires Oct. 9, 1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23,000.00

Mary Francis Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF SEPTEMBER, 1997.

Lori Holloway
Notary Public

MY COMMISSION EXPIRES: October 9, 1999.
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mary Francis Smith | owner | 133-8-33 |
| (NAME) 1055 Antioch Pike | (NAME) | |
| (ADDRESS) Nashville, TN | (ADDRESS) | |
| (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, **BILLY R. DEAN AND WIFE PEGGY L. DEAN** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARY FRANCIS SMITH AND HUSBAND CALVIN WESLEY 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:

Being Lot No. 6 on the map of N.R. Roberts property, described according to a survey thereof made February 11, 1949, by S.E. Davis, Surveyor, as follows:
BEGINNING at a point in the southerly margin of Antioch Pike, said point being 691.98 feet westerly from the common corner of the Jones and Roberts property and being the northeast corner of the said Lot No. 6 on the map of the Roberts property, according to said survey by S.E. Davis; thence southerly 180 feet , to an iron pin, thence at right angles westerly 60 feet to an iron pin; thence northerly along a line parallel with the easterly line of said lot, more or less to a point in the southerly margin of Antioch Pike; thence easterly along the southerly margin of said Pike, 60 feet to the point of beginning.
INCLUDED therein but expressly excluded therefrom is the following described property which was conveyed to the State of Tennessee by deed from A.E. Templeton of record inBook 2864, page 75, Register's Office for Davidson County, Tennessee, as follows:
BEGINNING at a point in the south margin of Antioch Pike where the lands of Templeton and Nolan Stafford corner and runs with the south margin of Antioch Pike north 74 deg. west 60 feet to a point in the boundary line between the land of Templeton and H.C. Bates; thence with said boundary line south 16 deg. west 12 feet to a point; thence south 74 deg. east 60 feet to a point in the boundary line between the land of Templeton and Stafford said point being 40 feet right of center line Station 2 plus 13 of Antioch Pike; thence with said boundary line north 16 deg. east 12 feet to the point of beginning, containing 0.02 acres, more or less,

Being the same property conveyed to Billy R. Dean and wife Peggy L. Dean by deed of record in Book 6372, Page 362, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved ( X ) property, known as 1055 Antioch Pike, Nashville, TN
(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 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.

SEP 16 P12:48
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

034906

Witness my/our hand(s) this 5th day of September, 1997.

Billy R. Dean

Peggy L. Dean

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Lori Holloway, a Notary Public in and for said County and State, the within named Billy R. Dean and Peggy L. Dean, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch , Tennessee this 5th day of September, 1997

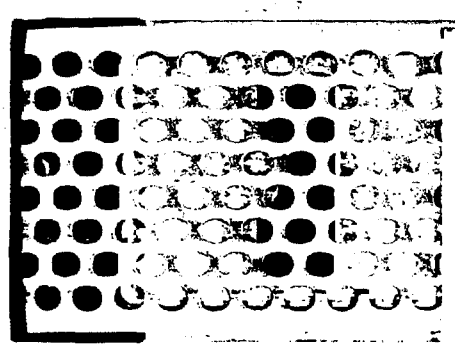
Commission expires: October 9, 1999

Lori Holloway Notary Public

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

My Commission Expires Oct 9 1999

9187 09/16 0101 03CHECK 94-10



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

RECEIVED OF _____

FOR _____

BOOK 10610 PG 575

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

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

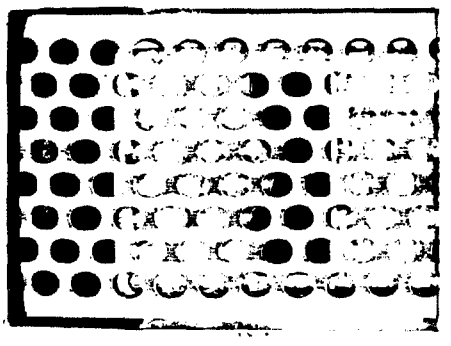
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

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

CAMT 23000.00
CON TX 85.10
PRFEE 1.00
WDEED 8.00
TOTAL 94.10
CHECK 94.10

09/16/97 01 14:40 0001 9187

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



IDENTIF. # REFERENCE 0349067

97 SEP 16 PM 2:48

REGISTER
DAVIDSON COUNTY, TN.

No. 1198614