This Instrument Prepared By:
W. LEE CORBETT, P.C.
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

BOOK 10757 PG 868

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
John Coleman Hayes et ux Barbara Hayes 239 Hearthstone Manor Brentwood, Tennessee 37027	Same	Field Book 0802-78312 Map 129-2 Parcel 60

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **Christopher Gibbs Smith** ("Grantor"), has bargained and sold, and by these presents does transfer and convey to **John Coleman Hayes et ux. Barbara Hayes** ("Grantees"), their heirs, representatives, and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Tract 1, on the Plan of Tracts 1 and 2, Jocelyn Hills, of record in Plat Book 8250, page 303, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a new iron pin the easterly margin of Baskin Drive, said pin being the southwest corner of Lot 944 of West Meade Farms, Inc., Section XII of record in Book 2331, page 111, Register's Office for Davidson County, Tennessee, and being the northwest corner of Tract 1 and proceeding as follows: with the easterly line of Lot 944, North 49 deg. 45 min. 05 sec. East a distance of 322.4 feet to an iron pin in concrete, thence; with the east line of Lot 944, North 23 deg. 42 min. 34 sec. West a distance of 80.24 feet to an old iron pin in concrete, thence with the south line of the Polk property South 81 deg. 44 min. East a distance of 113.20 feet to an old iron pin, thence; North 43 deg. 03 min. 30 sec. East a distance of 150.0 feet to an old iron pin, thence; North 26 deg. 28 min. East a distance of 644.6 feet to an old iron pin, thence; South 85 deg. 19 min. East a distance of 119.6 feet to an old iron pin in the westerly line of West Meade Farms, Inc., Section IV, of record in Book 1835, page 94, Register's Office for Davidson County, Tennessee, thence; South 9 deg. 42 min. West a distance of 68.08 feet to an old concrete monument, thence; South 00 deg. 02 min. East a distance of 149.0 feet to an old concrete monument, thence; South 15 deg. 02 min. East a distance of 175.0 feet to an old monument, thence; leaving the westerly line of West Meade Farms, Inc., Section IV, South 25 deg. 20 min. West a distance of 173.22 feet to a new iron pin, thence; South 60 deg. 10 min. 10 sec. West a distance of 478.5 feet to a new iron pin in the easterly margin of a 50-foot easement, thence; with the east margin of said easement, South 29 deg. 31 min. East a distance of 57.59 feet to a new iron pin, thence; around a curve to the right having a chord bearing of South 27 deg. 22 min. 27 sec. East, with a radius of 551.30 feet a distance of 41.20 feet to a new iron pin, thence; leaving the east margin of said 50-foot easement, South 44 deg. 56 min. West a distance of 407.40 feet to a new iron pin in the easterly margin of Baskin Drive, thence with the easterly margin of Baskin Drive around a curve to the left having a chord bearing of North 21 deg. 01 min. 30 sec. West with a radius of 278.7 feet a distance of 50.0 feet to the point of beginning, containing 5.07 acres, more or less.

Together with a 50-foot ingress, egress easement being 50-feet in width, the centerline of which is more particularly described as follows:

Beginning at the centerline of a cul-de-sac in Baskin Drive, as recorded on the Revised Plan of West Made Farms, Inc., Section XII, in Plat Book 3106, page 22, Register's Office for Davidson County, Tennessee, and proceeding as follows: South

13 deg. 57 min. East a distance of 64.3 feet to a point, thence; with a curve to the left, having a radius of 109.60 feet to a distance of 149.08 feet to a point, thence; continuing with a curve to the left, having a radius of 109.60 feet a distance of 149.08 feet to a point, thence; North 10 deg. 11 min. East a distance of 252.34 feet to point, thence; with a curve to the left, having a radius of 526.30 feet a distance of 364.67 feet to a point, thence; North 29 deg. 31 min. West a distance of 72.20 feet to a point, with a curve to the right having a radius of 395.9 feet a distance of 105.38 feet to a point, thence; North 14 deg. 16 min. West a distance of 5 feet, more or less, to a point in the south line of the Polk Property.

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Being the same property conveyed to Christopher Gibbs Smith, unmarried, by deed from William Allen Cargile of record in Book 9460, Page 461, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, representatives and assigns, forever.

The Grantor covenants with the Grantees that Grantor is lawfully seized and possessed of the said Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered, except as follows:

(1) Taxes for 1998: A lien, but not yet due or payable.

(2) Easement Agreement and Restrictive Covenants contained in an instrument of record in Book 8902, Page 110, Register's Office for Davidson County, Tennessee.

(3) All matters appearing on the plan of record in Plat Book 8250, page 303, Register's Office for Davidson County, Tennessee.

(4) Title to that portion of subject property embraced within the bounds of an roads, highways, or public rights-of-way.

(5) No insurance is afforded as to the exact amount of acreage contained in the property described herein.

(6) Terms and conditions of that certain Easement Agreement of record in Book 9460, page 465, Register's Office for Davidson County, Tennessee.

Charlotte W. Smith, wife of the Grantor, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Christopher Gibbs Smith.

This is unimproved property.

The Grantor further covenants to warrant and forever defend the title to the Property to the Grantees, their heirs, representatives, and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 14th day of January, 1998.

Christopher Gibbs Smith

Christopher Gibbs Smith

Charlotte W. Smith

Charlotte W. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Retta D Vardiman, of the state and county aforesaid, personally appeared **Christopher Gibbs Smith**, with whom I am personally acquainted and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and this seal this 14th day of January, 1998.

Retta D. Vardiman
NOTARY PUBLIC

My commission expires: 5/30/99

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Retta D Vardiman, of the state and county aforesaid, personally appeared **Charlotte W. Smith**, with whom I am personally acquainted and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 14th day of January, 1998.

Retta D. Vardiman
NOTARY PUBLIC

My commission expires: 5/30/99

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $170,000.00

Affiant

Sworn to and subscribed before me this 14th day of January, 1998.

Retta D. Vardiman
Notary Public

My Commission Expires: 5/30/99

98 JAN 14 PM 3:21
REGISTER
DAVIDSON COUNTY, TN.

U390217
IDENTIF. & REFERENCE

PICK-UP

40 01/14 0101 03CHECK 642.00

JCH/Hayes/Warranty

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

RECEIVED OF _____

FOR _____

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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
170000.00
CON TX 629.00
PRFEE 1.00
WDEED 12.00
TOTAL 642.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 642.00

01/14/98 01 15:24 0001 2140

0390217
IDENTIF. # REFERENCE

98 JAN 14 PM 3:21
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1242785