BOOK 10770 PG 517

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00

John D. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF January 19 97

NOTARY PUBLIC

Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Precision Homes, Inc. (NAME)	New Owner (NAME)	MAP 121
3404 Elm Hill Pike (ADDRESS)	(ADDRESS)	PARCEL 185
Nashvile, TN 37214 (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, John D. Smith, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Precision Homes, Inc.

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 No. 1: Land lying and being in the Third Civil District of Davidson County, Tennessee, and described according to a survey made by L.C. Petty, April 28, 1972, and designated as Right of Way on said survey and described as follows:

Beginning at an iron pin in the northerly boundary of Pleasant Hill Road said point being South 64° 49' 51" West 100 feet as measured along the northerly margin of Pleasant Hill Road from the southwest corner of the property conveyed to Trustees of Whitsitts Chapel Baptist Church of record in Book 4465, page 955, said Register's Office; thence along the northerly margin of Pleasant Hill Road South 64° 49' 51" West 50 feet to a point; thence North 32° 20' 19" West 785.5 feet to a point; thence South 86° 18' 55" East 60.8 feet to a point; thence South 32° 20' 19" East 751.7 feet to the point of beginning.

TRACT NO. II: Land lying and being in the Third Civil District of Davidson County, Tennessee, described according to a survey made by L.C. Petty, April 28, 1972, and shown as Tract II on the said survey, and described as follows:

Beginning at an iron pin on the north side of a 12 inch cedar in the northwest corner of Tract No. 1 described in this deed, said point also being north 86°

CONTINUED

unimproved ( )
This is improved (X) property, known as 1367 Pleasant Hill Road, Nashville, TN 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 my hand this 23rd day of January, 19 97

John D. Smith
John D. Smith

BOOK 10770 PG 518 BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John D. Smith, unmarried

the 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, Tennessee, this 23rd day of January 1997.

Commission expires March 24, 2001

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

0394148

IDENTIF. & REFERENCE

98 JAN 27 PM 2:26

REGISTER
DAVIDSON COUNTY, TN.

FILE BOX 45

LEGAL DESCRIPTION CONTINUATION BOOK 10770 PG 519

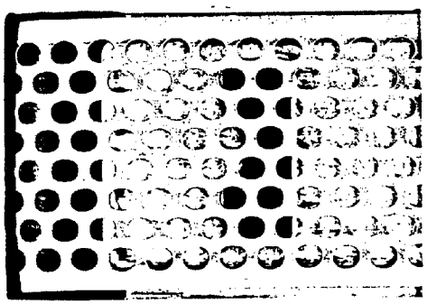
18' 55" West 182.9 feet from the northwest corner of the property conveyed to Trustees of Whitsitts Chapel Baptist Church of record in Book 4465, page 955, said Register's Office; thence South 65° 10' 21" West 216 feet to a point; thence North 29° 59' 58" West 406 feet to a point; thence South 66° 15' 19" West 464 feet to a point; thence North 19° 30' 12" West 550 feet to a point; thence North 89° 14' 29" East 106.8 feet to a point; thence South 7° 59' 56" West 150 feet to a point; thence South 4° 55' 09" West 460 feet to the point of beginning.

BEING the same property conveyed to John D. Smith by deed from John R. Shankle and wife, Mary Sue Shankle, of record in Book 5376, Page 868, Register's Office for said County.

The above described property is conveyed subject to a cemetery located in the northeast corner of said property and a road for ingress and egress to said cemetery.

This conveyance is subject to a Roadway Easement of record in Book 10725, page 218, said Register's Office.

6390 01/27 0101 03CHECK 642.



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

RECEIVED OF _____

FOR _____

BOOK 10770 PG 520

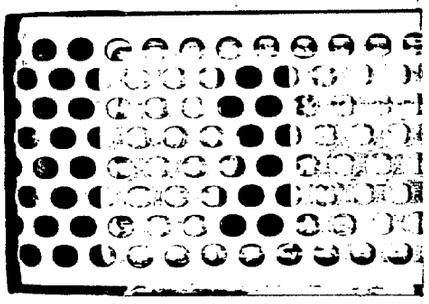
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 170000.00
CON TX 629.00
PRFEE 1.00
WDEED 12.00
TOTAL 642.00
CHECK 642.00

01/27/98 01 14:31 0001 6390

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0394148
IDENTIF. # REFERENCE

98 JAN 27 PM 2:26
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1246984