BOOK 10843 PG 681 FILE BOX 45

WARRANTY DEED

Tax was paid on Deed of record in Book 10770, Page 517

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF March 19 98

Notary Public

MY COMMISSION EXPIRES March 24, 2001
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

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 108
3404 Elm Hill Pike (ADDRESS)	(ADDRESS)	PARCEL 196
Nashville, 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:

Land in Davidson County, Tennessee, being Tract 3 on an unrecorded survey by C. Michael Moran, Surveyor, 535 Benzing Road, Nashville, Tennessee, License No. 970, dated November, 1997, and more particularly described as follows:

Being a certain parcel of land located in the 13th Councilmanic District of Nashville-Davidson County, Tennessee; and being further described as follows:

Beginning at an old concrete monument located on the westerly margin of Timber Valley Drive; said monument also being a corner in the boundary of Percy Priest Woods - Section 2 (Lot #86) as recorded in Book 5800, Page 259 RODC, TN;

Continued

7510 03/18 0101 03CHECK 12-00

unimproved (X)
This is improved ( ) property, known as Tract 3 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 16th day of March 19 98

John D. Smith

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 16th day of March, 19 98.

Commission expires March 24, 2001

Notary Public

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

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

Thence, along the boundary of Percy Priest Woods - Section 2, S 22°17'03" E - 35.02' to an old iron rod;
Thence, N 67°59'15" E - 59.85' to an old concrete monument;
Thence, S 22°00'48" E - 80.10' to an old iron rod;
Thence, N 68°02'45" E - 97.64' to an old iron rod;
Thence, S 66°50'29" E - 56.49' to an old iron rod; said iron rod being the common rear corner of Lot #27 of Percy Priest Woods - Section 2 and Lot #25 of Percy Priest Woods - Section 1;
Thence, leaving the boundary of Percy Priest Woods - Section 2 and along the boundary line of Percy Priest Woods - Section 1, S 22°33'37" E - 169.94' to an old iron rod; said iron rod being located in the northerly boundary line of the John D. Smith property as recorded in Book 5376, Page 868 RODC, TN;
Thence, leaving the boundary line of Percy Priest Woods - Section 1 and along the said Smith Boundary line and generally with an old fence line, N 85°40'44" W - 438.75' to an old iron rod;
Thence, N 85°04'37" W - 142.88' to an old iron rod;
Thence, leaving the said Smith boundary, N 16°25'13" W - 18.05' to an iron rod situated in the southerly boundary line of Percy Priest Woods - Section 4 as recorded in Book 6250, Page 357 RODC, TN;
Thence, along the boundary of Percy Priest Woods - Section 4 N 67°57'35" E - 114.00' to an old iron rod;
Thence, N 14°58'42" E - 109.89' to an old iron rod; said iron rod being a rear corner of the aforementioned Lot #86 of Percy Priest Meadows - Section 2;
Thence, leaving the boundary of Percy Priest Woods - Section 4, and along the boundary of Percy Priest Woods - Section 2, S 58°28'42" E - 49.77' to an old concrete monument;
Thence, N 67°56'42" E - 110.04' to the POINT OF BEGINNING.
Containing 1.79 Acres (77,770 square feet).
Being a portion of the Metropolitan Nashville Airport Authority property as recorded in Book 8740, Page 28 RODC, TN.

BEING the same property conveyed to John D. Smith by deed from Metropolitan Nashville Airport Authority, of record in Book 10725, Page 218, Register's Office for said County.

98 MAR 18 PM 2:26

IDENTIF. & REFERENCE

04 13769

BOOK 10843 PG 684

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

3 JAN 27 PM 2:26
REGISTER
DAVIDSON COUNTY, TN.

No. 124224