Box 15

This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694

BOOK 10872 PG 577

WARRANTY DEED

Address New Owner(s) as follows: **H. STENNIS SMITH, Old Main Court, 100 North Main Street, Goodlettsville TN 37072**

Name and Address of the person or entity responsible for payment of real property taxes: SAME

Map No. **025-4-0** and Parcel No. **025.00**, Field Book No. **GO 01205.**

For and in consideration of the sum of **ONE HUNDRED TWENTY THOUSAND ($120,000.00) DOLLARS**, cash in hand this day paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and adequacy of which are hereby acknowledged, **KATHERINE WAGNER SELLERS**, individually as spouse of STANLEY M. SELLERS, deceased, and beneficiary under the Last Will and Testament of STANLEY MASON SELLERS, deceased, and as Executrix under the Last Will and Testament of STANLEY MASON SELLERS, deceased, as shown of record in Will Book 59, page 679, Chancery/Probate Court, Williamson County, Tennessee, Rule No. P-96-1735, hereinafter referred to as Grantor, has bargained and sold, and by these presents does hereby transfer and convey, unto **H. STENNIS SMITH,** his heirs and assigns, hereinafter referred to as Grantee, that certain tract or parcel of land in Davidson County, State of Tennessee, known as **112 Dickerson Pike, Goodlettsville, Davidson County, Tennessee 37072,** and being more described on **EXHIBIT A** attached hereto and made a part hereof, and Grantor's interest in an Easement to use 21.7% of the real property described in EXHIBIT A attached to a Joint Easement Agreement as shown of record in Book 5995, page 663, Register's Office for Davidson County, Tennessee, for parking purposes.

This is improved property known as **112 Dickerson Pike, Goodlettsville, Davidson County, Tennessee 37072.**

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, **H. STENNIS SMITH**, his heirs and assigns, forever; and I, **KATHERINE WAGNER SELLERS**, individually, as spouse of STANLEY M. SELLERS, deceased, and beneficiary under the Last Will and Testament of STANLEY MASON SELLERS, deceased, and as Executrix

under the Last Will and Testament of STANLEY MASON SELLERS, deceased, do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as shown herein and particularly that Easement to use a lower level rear interest in the property described herein and a passageway therein to the basement of the adjoining property all as more particularly described and set out in that certain Joint Easement Agreement as shown of record in Book 5995, page 663, said Register's Office. I do further covenant and bind myself/my heirs and representatives, to warrant and forever defend the title to said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 24th day of March 1998.

Katherine Wagner Sellers

KATHERINE WAGNER SELLERS

Katherine Wagner Sellers Exec.

KATHERINE WAGNER SELLERS, Executrix
under the Last Will and Testament
of **STANLEY MASON SELLERS**, deceased

BOOK 10872 PG 579

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **KATHERINE WAGNER SELLERS**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin Tennessee, this 24th day of March 1998.

Notary Public

My commission expires 5/22/2001

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, the within named **KATHERINE WAGNER SELLERS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Executrix under the Last Will and Testament of **STANLEY MASON SELLERS**, Deceased, the within named Grantor, and that she as such Executrix executed the foregoing instrument for the purposes therein contained, by signing her name as Executrix.

Witness my hand and official seal at Franklin Tennessee, this 24th day of March 1998.

Notary Public

My commission expires 5/22/2001

5856 04/03 0101 03CHECK 461.00

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $ 120,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of April 1998.

Notary Public

My commission expires 24 March 2001

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481

RLEst.VI.sel.mst.wd

BOOK 10872 PG 580

EXHIBIT A

This is improved property known as 112 Dickerson Pike, Goodlettsville, Davidson County TN 37072
Map 025-04-0, Parcel 025.00
Field Book No. GO 01205

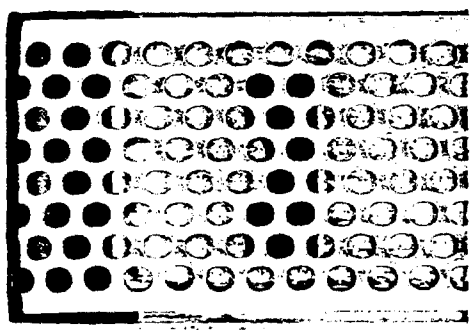
Being a lot or parcel of land in the Tenth Civil District of Davidson County, Tennessee, in the Village of Goodlettsville, and described as follows, to wit:

BEGINNING at a point in the westerly margin of Main Street or Dickerson Road, at the northeast corner of the Old Roscoe Lot; thence with the margin of said Street or Road, 48 feet to a point in the southeast corner of the property conveyed to Old Hickory Ice and Coal Co. by deed from W. A. Myers and wife, of record in Book 782, page 797; thence along said Ice and Coal Co.'s property as follows: Westwardly 40 feet, more or less, to a point; thence northwardly 4 feet to a point; thence westwardly 35 feet, more or less, to a point in the easterly margin of Lick Street, being said Ice and Coal Co.'s southwest corner; thence with the margin of Lick Street, being southerly 54 feet to a point in Old Rose Lot; thence along the northerly boundary of the same, eastwardly 75 feet to the point of beginning.

Being the same property conveyed to H. Stennis Smith and Stanley M. Sellers, as tenants in common, by Warranty Deed from E. Richard Corley, Bobby Sellars, C. W. Tidwell and H. Stennis Smith, d/b/a C.S.T. DOWNTOWN, a Partnership, as shown of record in Book 5995, page 656, Register's Office for Davidson County, Tennessee.

Stanley M. Sellers is one and the same person as Stanley Mason Sellers.

0421649
IDENTIF. & REFERENCE
98 APR -3 PM 3:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



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

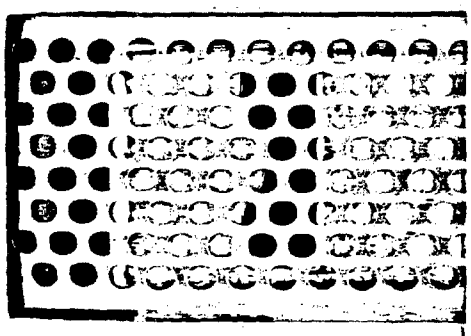
RECEIVED OF _____

FOR _____

BOOK 10872 PG 581

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
120000.00
CON TX 444.00
PRFEE 1.00
WDEED 16.00
TOTAL 461.00
CHECK 461.00
04/03/98 01 [illegible] 0001 5856

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0421649
IDENTIF. REFERENCE
98 APR -3 PM 3:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1276104