This instrument prepared by:
**Haynes & Freeman, PLC**
**140 North Main Street**
**Goodlettsville, Tennessee 37070**

0430492
IDENTIF. & REFERENCE

98 APR 28 AM 10:20
REGISTER
DAVIDSON COUNTY, TN.

| NEW OWNER: | SEND TAX BILL TO: | MAP & PARCEL: |
|---|---|---|
| Loyd F. Potts, and wife, Janie C. Potts<br>5173 Eaton Creek Road<br>Nashville, Tennessee 37218 | Same | 47-18 |

# WARRANTY DEED

BOOK 10903 PG 242

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Betty G. Smith and Ernest L. Smith, Jr., the heirs of Hallie M. Smith, deceased,** hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Loyd F. Potts and wife, Janie C. Potts**, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to-wit:

LAND in the 13th, formerly the 25th, Civil District of Davidson County, Tennessee, on the headwaters of Sulphur and Bull Run Creeks, an original plan being of record in Book 161, page 117, Register's Office for said County, and being known as Tract No. 9 of the Dr. E. E. Brown Farm, formerly the Governor Roberts Property and shown on a copy of a survey made May 16 and 24, 1949, by John D. Kerr, County Surveyor for Rutherford County, Tennessee, and described as follows:

BEGINNING at a stake in the westerly margin of Old Hickory Boulevard at the northeast corner of that part of Tract 8 conveyed to C. H. King and wife, by deed from John F. Foltz and wife, of record in Book 2597, page 365, said Register's Office; thence with said King's northern boundary line North 70-3/4 degrees, West 3,102 feet to a point in the eastern boundary line of Tract 15 conveyed to Rufus Gallaher, Jr. and wife, by deed from Robert L. Parker et al., of record in Book 2440, page 627, Register's Office; thence with Gallaher's eastern boundary line North 22 degrees East 300.3 feet to the southwest corner of Tract 10 conveyed to H. P. Edwards and wife, by deed from James J. Coggins, Sr., and wife, of record in Book 2745, page 219, said Register's Office; thence with said Edwards' southern boundary line South 70-3/4 degrees 3,102 feet to the westerly margin of said Old Hickory Boulevard; thence with same South 22 degrees west 300.3 feet to the beginning.

INCLUDED in the above description, but EXPRESSLY EXCLUDED therefrom, is the following described property:

BEGINNING at a point in the westerly margin of Old Hickory Boulevard, corner post in the fence line of Hallie Smith property; thence with said fence line North 59 degrees West 162 feet to a fence post; thence North 25 degrees 30' West 26 feet to a gate post; thence North 70 degrees 45' West 1,337 feet to a stake in fence; thence North 22 degrees East 83 feet to a fence post, corner to John A. Widener; thence south 70 degrees 45' east 1520 feet to fence corner post in the westerly margin of Old Hickory Boulevard; thence with the margin of Old Hickory Boulevard South 22 degrees West 123 feet to the point of beginning, containing 3.00 acres, more or less.

BEING the same property conveyed to Leon Smith and Hallie Smith, husband and wife, by deed from William Wilson, Trustee of record in Book 5784, page 253, Register's Office for Davidson County, Tennessee; the said parties having both since died, Leon Smith having predeceased Hallie Smith.

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 COVENANT with the said Grantees that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND WE 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.

This property is known as:

**5515 Old Hickory Boulevard, Nashville, TN 37015**

WITNESS OUR HANDS THIS 17 DAY OF April, 1997 .

Ernest L. Smith

**Ernest L. Smith, Jr.**

Betty G. Smith

**Betty G. Smith**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

**Personally appeared before me, the undersigned, a Notary for said State and County, Ernest L. Smith, Jr. the within named bargainor with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.**

**Witness my hand this 7th day of April, 1998.**

Todd Moore

**Notary Public**

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**My Commission Expires:**

5/27/01

BOOK 10903 PG 244

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

**Personally appeared before me, the undersigned, a Notary for said State and County, Betty G. Smith, the within named bargainor with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.**

**Witness my hand this 9th day of April, 1998.**

Todd Moore
**Notary Public**

**My Commission Expires:**

5/27/01

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

**The actual consideration or value, whichever is greater for this transfer is $105,300.00.**

Lord Title
**Affiant**

**Sworn to and subscribed to me, the undersigned, this 9th day of April, 1998.**

Todd Moore
**NOTARY PUBLIC**

TODD MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**MY COMMISSION EXPIRES:**

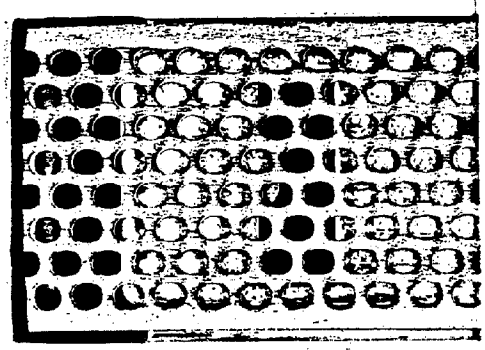
5/27/01

9396 04/28 01:01 03CHECK 402.61

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**



RECEIVED OF _____

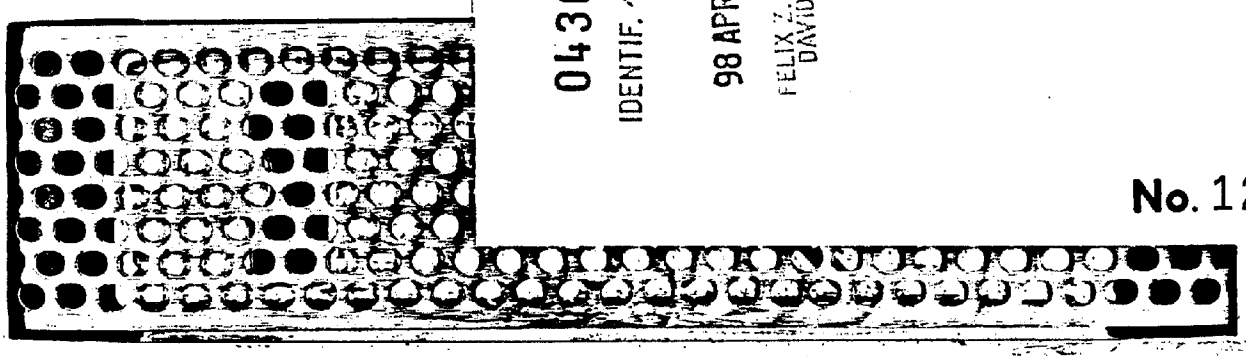
FOR _____ BOOK 10903 PG 245

| | | |
|---|---|---|
| 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 105300.00
CON TX 389.61
PRFEE 1.00
WDEED 12.00
TOTAL 402.61
CHECK 402.61
04/28/98 01 10:22 0001 9396

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



0430492
IDENTIF. & REFERENCE

98 APR 28 AM 10:21

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1285495