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BOX 44

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $234,500.00. Glen A. Yarbrough **Affiant** Subscribed and sworn to before me, this 2nd day of June, 1998. Notary Public My Commission Expires: 10-27-99

Address New Owner As Follows: Glen A. Yarbrough and wife, Lori J. Yarbrough 494 Deer Ridge Lane	Send Tax Bills To: Columbia National Inc. P. O. Box 3050 Columbia, MD 21046	Map-Parcel Number: Map 112-0-151

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GARY SMITH AND WIFE, ALISON HIATT SMITH,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **GLEN A. YARBROUGH AND WIFE, LORI J. YARBROUGH,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Proposed 5.0 acre tract being part of the real property described as follows:

Land in the 9th Civil District of Davidson County, Tennessee, and being described according to a survey by P. A. Chapedelaine, Tennessee Surveyor No. 882, dated May 2, 1983, and being a 10.02 acre tract (Tract No. 13) served by an unnamed easement road which existed with gravel prior to July 1, 1984, and said easement road being established on May 8, 1979, by instrument of record in Book 5393, page 898, Register's Office for Davidson County, Tennessee, and the within described property consisting of more than 10 acres, described as follows:

Beginning at an iron pin in the center of Gerry Easement Road after being measured along the centerline of Leon Easement Road 1931.93 feet in a northeasterly direction from a point being measured along the centerline of an easement road 536.47 feet in a northerly and northeasterly direction from an iron pin in the center of said easement road which joins the road described in Book 5393, page 898, Register's Office for Davidson County, Tennessee, also being R. C. Bibb's northwest corner as shown in Book 5976, page 555, Register's Office for Davidson

County, Tennessee; thence with the center of said continuing easement road which all purchasers of Heath tracts having a right to ingress and egress over and inuring to their heirs, successors and assigns, but with the duties described in Book 5393, page 898, and now the within conveyed land being described as follows: With the centerline of Gerry Easement Road North 45 deg. 03 min. 45 sec. East 572.47 feet to a point; North 59 deg. 50 min. 26 sec. East 29.64 feet to a point, and with a curve northeasterly direction 198.89 feet and with a curve again in center of Gerry Road 70.0 feet to a point; thence leaving Gerry Easement Road, Sout 34 deg. 29 min. 13 sec. East 532.24 feet to an iron pin; thence South 50 deg. 28 min. 04 sec. West 773.10 feet to an iron pin; thence North 44 deg. 56 min. 15 sec. West 498.95 feet to the point of beginning.

INCLUDED in the above described tract, but EXPRESSLY EXCLUDED from this conveyance is the following described tract:

Land in the 9th Civil District of Davidson County, Tennessee, and being described according to a survey of John Kohl, dated May 17, 1987, as follows:

Beginning at a point in the centerline of Deer Ridge Lane, also being known as Gerry Easement Road, being the same point of beginning in the aforementioned 10.02 acre tract (Tract No. 13), at the northeast corner of Tract No. 14, thence along said center line North 45 deg. 03 min. 45 sec. East 421.12 feet to a point; thence severing Tract No. 13, South 44 deg. 56 min. 15 sec. East 538.80 feet to a point in the northerly line of Tract No. 10; thence along said line South 50 deg. 28 min. 04 sec. West, 423 feet to the southeast corner of Tract No 14; thence along the easterly line of Tract No. 14; North 44 deg. 56 min. 15 sec. West 498.95 feet to the point of beginning.

Being the same property conveyed to Gary Smith a 1/2 undivided interest and Alison Hiatt, now Smith, 1/2 undivided interest by deed from Andrew H. Gluck and wife, Billie D. Gluck, of record in Book 7516, page 754, Register's Office for Davidson County, Tennessee.

It is hereby agreed and understood that Alison Hiatt and Alison Hiatt Smith is one and the same person.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 1998 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 5379, pages 497, 501 and 509 and in Book 5393, page 888, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants contained in instrument of record in Book 7117, page 744, Register's Office for Davidson County, Tennessee. Instrument of correction of record in book 7117, page 744, Register's Office for said County, adds restrictions to the Deed of record in Book 6960 page 463, Register's Office for Davidson County, Tennessee.

4. Roadways and utiilty easements as shown on the unrecorded plan of Travis & Lewis Land Company Subdivision.

5. Unregistered and unacknowledged roadway between D. L. Smith and wife, J. D. Gourley and wife, Hillard Travis, et al, for a permanent easement or right-of-way for road purposes.

6. Easement granted to D. L. Smith and wife, N. H. Walker, of record in book 2297, page 637, said Register's Office for the right to get water froma spring and lay pipes from pump, etc.

This is improved property known as 494 Deer Ridge Lane, Nashville, TN 37221.

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, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 2nd day of June, 1998.

Gary Smith

Alison Hiatt Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GARY SMITH,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of June, 1998.

NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires: 11/27/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALISON HIATT SMITH,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of June, 1998.

NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires: 11/27/99

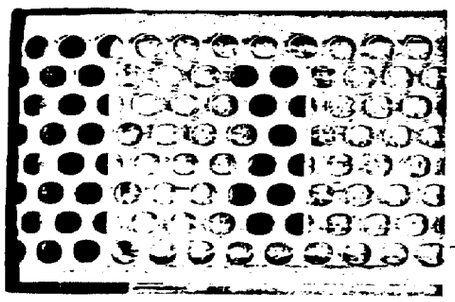
0445088

98 JUN -2 PM 3:55

IDENTIFY BY REFERENCE

4408 06/02 0101 CKCHECK 880.65

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



RECEIVED OF _____

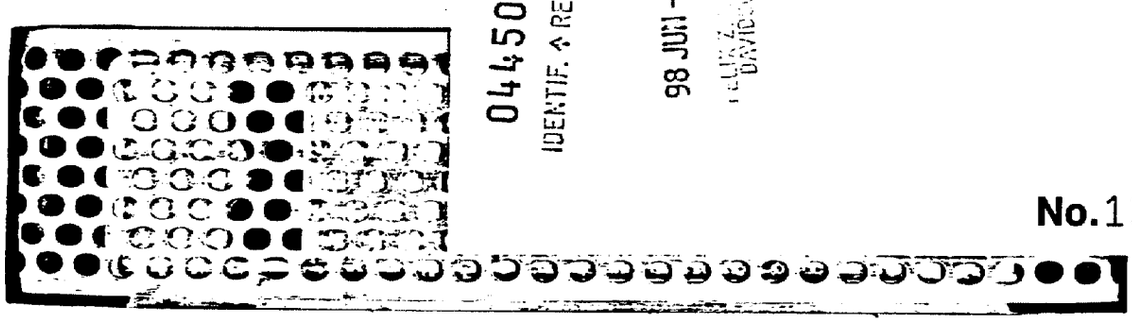
FOR _____

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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	234500.00
			CON TX	867.65
			PRFEE	1.00
			WDEED	12.00
			TOTAL	880.65
			CHECK	880.65
06/02/98	01	15:56	0001	4908

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



No. 1300838