This Instrument Prepared By:
Holbrook & Peterson, PLLC
One Centre Square, Suite 250
620 Market Street
Knoxville, Tennessee 37902

Responsible Taxpayer:
Smith Family Properties, LLC
1370 Orleans Drive
Knoxville, TN 37919

Name and Address of Property Owner:
Smith Family Properties, LLC
1370 Orleans Drive
Knoxville, TN 37919

Parcel Identification Number Assigned by
County Tax Assessor: 106-11-0 007.00

WARRANTY DEED

This Indenture made this 16th day of June, 1998, by and between **ROBERT F. SMITH** and wife, **JEAN C. SMITH**, of Knox County, Tennessee ("First Parties"), and **SMITH FAMILY PROPERTIES, LLC**, a Tennessee limited liability company with its principal offices at 1370 Orleans Drive, Knoxville, Tennessee 37919 ("Second Party"),

W I T N E S S E T H :

That said First Parties, for and in consideration of the sum of One and 00/100 Dollar ($1.00) and other good and valuable consideration to them in hand paid by Second Party, the receipt of which is hereby acknowledged, have granted, bargained, sold, conveyed and do hereby grant, bargain, sell, and convey unto the said Second Party the premises, to-wit:

Land in the 6th Civil District of Davidson County, Tennessee, being Lot No. 13 on the plan of Interstate Park South of record in Book 4460, page 29, Register's Office for said County, and being more fully described as follows:

Beginning at a point in the northerly margin of New Hill Avenue at the southeast corner of Reserved Parcel "B", shown on said plan; thence with the eastern boundary line of said parcel north 43° 19' east 68.82 feet, and north 65° 21' east 93.9 feet to the southerly margin of Interstate Highway 40; thence with same south 24° 39' east 167.07 feet; then south 82° 58' west 119.32 feet to the northerly margin of said New Hill Avenue; thence with same westwardly 119.28 feet to the beginning.

Being the same property conveyed to Robert F. Smith and wife, Jean C. Smith from James H. Jeffers and Wayne R. Jeffers, as tenants in common, by Warranty Deed dated August 6, 1976, of record in Deed Book 5056, page 13 and Deed Book 5057 page 175 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to a ten foot easement for public utilities and drainage, 15 foot building setback line from New Hill Avenue, and conditions of owners certificate, as shown on plan of record in Book 4460, page 29, Register's Office for Davidson County, Tennessee.

THIS DESCRIPTION IS PREPARED FROM INFORMATION FURNISHED TO THE PREPARER; AND NO REPRESENTATION AS TO THE ACCURACY THEREOF IS MADE, INTENDED OR TO BE IMPLIED. THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED AND CONVEYED HEREIN.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD the said premises to the Second Party, its successors and assigns forever.

First Parties, for themselves and their successors and assigns do hereby covenant with Second Party, its successors and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power authority and right to convey the same, and that said premises are free from all encumbrances except property taxes due for the year 1998, which will be prorated as of the date first above written between the parties. First Parties, furthermore, will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said First Parties have executed this instrument the day and year first above written.

Robert F. Smith
ROBERT F. SMITH

Jean C. Smith
JEAN C. SMITH

BOOK 10983 PG 644

STATE OF TENNESSEE
COUNTY OF KNOX

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, **ROBERT F. SMITH**, the within named 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 office in the aforesaid county, this 16th day of June, 1998.

Angela K. Blair
Notary Public

My Commission expires: 9-29-99

STATE OF TENNESSEE
COUNTY OF KNOX

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, **JEAN C. SMITH**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in the aforesaid county, this 16th day of June, 1998.

Angela K. Blair
Notary Public

My Commission expires: 9-29-99

STATE OF TENNESSEE
COUNTY OF KNOX

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $200,000, which amount equals or exceeds that which the property transferred would command at a fair, voluntary sale.

Robert F. Smith
Affiant

Sworn to and subscribed before me
this 16th day of June, 1998.

Angela K. Blair
Notary Public

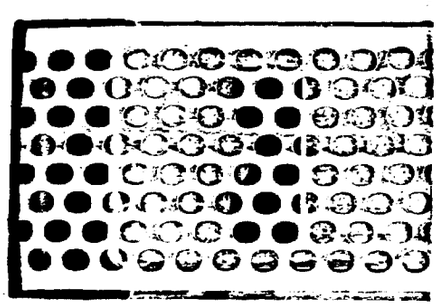
My Commission Expires:
9-29-99

0629/Warranty Deed - Davidson Co.

0452622
IDENTIFICATION REFERENCE
98 JUN 19 AM 9:27
FELIX A. JACKSON III REGISTER
DAVIDSON COUNTY, TN.

3022 06/19 0101 03CHECK 749.00
1

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



RECEIVED OF _____

FOR _____

BOOK 10983 PG 645

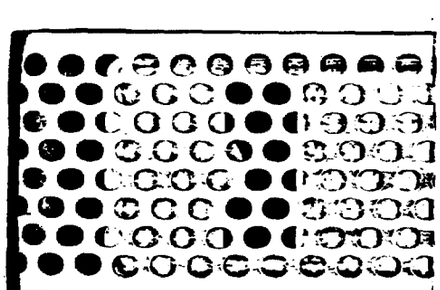
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
200000.00
CON TX 740.00
PRFEE 1.00
WDEED 8.00
TOTAL ~~749.00~~
CHECK ~~749.00~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/19/98 01 09:27 0001 3022



0452622
IDENTIF. ↑ REFERENCE

98 JUN 19 AM 9:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1308859