BOOK 10991 PG 353

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 31,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June, 19 98

J. PHILLIP JONES
Notary Public

MY COMMISSION EXPIRES: November 27, 1999
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| JOE N. SMITH | SAME | 4-0-199 |
| (NAME) | (NAME) | |
| 7174 WHITES CREEK PIKE | | |
| (ADDRESS) | (ADDRESS) | |
| JOELTON, TN 37080 | | |
| (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, CAUDILL ENTERPRISES, A TENNESSEE, LIMITED PARTNERSHIP AND NOBLE C. CAUDILL, II, INDIVIDUALLY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOE N. SMITH

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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

BEING part of the same property conveyed to CAUDILL ENTERPRISES, A TENNESSEE LIMITED PARTNERSHIP, by deed from Kenneth G. Smith, Conservator for the Estate of Ivy Lucille Smith, of record in Book 8114, page 913, Register's Office for DAVIDSON County, Tennessee. Tract 10 was then conveyed to CAUDILL ENTERPRISES, by deed from J. Phillip Jones, Trustee, of record in Book 9566, page 148, Register's Office for DAVIDSON County, Tennessee.

Noble C. Caudill, II, joins in this conveyance to convey all of his right, title, and interest in and to said property by virtue of a certain Bill of Sale of record in Book 9955, page 89, Register's Office for DAVIDSON County, Tennessee.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of COOPERTOWN FARMS, as said areas are set forth and defined in Restrictions of record in Book 8211, page 319, amended in Book 9259, page 316; By-Laws of record in Book 8211, page 327; and Charter of record in Book 8211, page 333; Register's Office for DAVIDSON County, Tennessee, and to which reference is hereby made for more particulars.

unimproved ( X )
This is improved ( ) property, known as TRACT 10, COOPERTOWN FARMS, JOELTON, TN 37080
(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 15th day of June, 19 98

CAUDILL ENTERPRISES, A TENNESSEE, LIMITED PARTNERSHIP
By: Noble C. Caudill, II GP
NOBLE C. CAUDILL, II, GENERAL PARTNER
Noble C. Caudill, II

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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 **NOBLE C. CAUDILL, II**

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 **15TH** day of **JUNE** 19**98**

Commission expires **11/27/99**

**J. PHILLIP JONES** Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared NOBLE C. CAUDILL, II and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the GENERAL PARTNER and _____ respectively of the CAUDILL ENTERPRISES, A TENNESSEE the within named bargainor, and corporation, and that he as such GENERAL PARTNER 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 NOBLE C. CAUDILL, II as such GENERAL PARTNER, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at NASHVILLE, TN on this the 15th day of June 1998.

My commission expires November 27, 1999

Notary Public

**EXHIBIT "A"**

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********** PROPERTY DESCRIPTION **********
5.2987 ACRES
TRACT 10

BEING A TRACT OF LAND IN THE 1ST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY TENNESSEE, AND A PORTIONS OF THAT PROPERTY CONVEYED TO NOBLE C. CAUDILL II IN (DB 8114, PG 913 RODCT) TAODCT; MORE ACCURATELY DESCRIBED ACCORDING TO A SURVEY BY ISLAND SURVEY & ENGINEERING DATED 12-07-93:

BEGINNING AT A EXISTING IRON PIN IN THE SOUTHWESTERLY MARGIN OF A 50´ INGRESS & EGRESS EASEMENT; SAID POINT BEING THE MOST NORTHEAST CORNER OF HEREIN DESCRIBED TRACT AND THE MOST NORTHWEST CORNER OF TRACT 11, THENCE NOW LEAVING SAID EASEMENT S 40 33´09"W, 631.02´ TO A EXISTING IRON PIN; THENCE N 29 01´20"W, 663.63´ TO A EXISTING IRON PIN; THENCE N 09 04´11"E, 53.10´ TO A EXISTING IRON PIN; THENCE S 81 20´00"E, 715.09´ TO A EXISTING IRON PIN IN THE MARGIN OF SAID 50´ EASEMENT; THENCE WITH A CURVE TO THE LEFT (I= 58 06´51", R= 50.00´ L= 50.71´ & C= 48.57´) 50.71´ TO THE POINT OF BEGINNING CONTAINING 5.2987 ACRES MORE OR LESS.

0454808
IDENTIF. & REFERENCE
98 JUN 25 AM 9:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
5410 06/25 0101 03CHECK 127.70

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10991 PG 356

| | | |
|---|---|---|
| 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 31000.00
CON TX 114.70
PRFEE 1.00
~~MTGFEE 12.00~~
~~TOTAL 127.70~~
CHECK 127.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/25/98 01 09:42 0001 5410

0454808
IDENTIF. ↑ REFERENCE

98 JUN 25 AM 9:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1311219