WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 248,935.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August 19 98

Notary Public

MY COMMISSION EXPIRES: 10/22/01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Don B. Smithson	Peoples State Bank	MAP 131-15
(NAME)	(NAME)	
4809 Granny White Pike	Main Street, P.O. Box 100	PARCEL 27
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee	Grant, AL 35747	
(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, Michael D. McConnell and wife, Cynthia R. McConnell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Don B. Smithson and wife, Susan E. Smithson

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:

Land in Davidson County, Tennessee, being Lot No. 13 on the plan of Harpeth Acres, Section 1, as of record in Book 1424, page 140, Register's Office for said county.

Said Lot No. 13 is described as beginning at a point in the west margin of Granny White Pike, at the common corner of Lots 12 and 13; thence with the line between said lots, westerly 278 feet to a point; thence southerly 153.7 feet to a point in the north margin of a 50 foot unnamed street shown on said plan; thence with the margin of said street, easterly as follows: 69.3 feet to a concrete monument, and 148.7 feet to a concrete monument and 35.7 feet to a concrete monument at the beginning of a curve; thence with said curve, northeasterly 39.2 feet to a point in the westerly margin of Granny White Pike;thence with the margin of said pike northerly 146.9 feet to the beginning.

Being the same property conveyed to Michael D. McConnell and wife, Cynthia R. McConnell by deed from Bernice Reavis, a widower by instrument of record in Book 8935. page 129, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

CONTINUED

unimproved ( )
This is improved (X) property, known as 4809 Granny White Pike, Nashville, Tennessee
(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 our hand s this 31st day of August 19 98

Michael D. McConnell

Cynthia R. McConnell

BOOK 11096 PAGE 373

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael D. McConnell and wife, Cynthia R. McConnell

the bargainor s with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 31st day of August, 19 98.

Commission expires 12/22/01

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

Taxes for the year 1998 and subsequent years, a lien, but not yet due and payable.

Plan of record in Book 1424, page 140, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Easement for sanitary sewer and/or Storm drainage of record in Book 4405, page 33, Register's Office for Davidson County, Tennessee.

04834 89

98 SEP -2 PM 3:01

REGISTER
DAVIDSON COUNTY, TN.

5045 09/02 0101 03CHECK 932.21

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

RECEIVED OF _____

FOR _____ BOOK 11096 PAGE 374

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 248975.00
CON TX 921.21
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 932.21
CHECK 932.21

09/02/98 01 15:02 0001 6045

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0483489
98 SEP -2 PM 3:01
REGISTER

No. 1341488