BOOK 11108 PAGE 834

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF August, 1998

Notary Public

My Commission Expires: September 29, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVE. SUITE 210, FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
James Wayne Adkisson 103 Meadow Street Old Hickory, TN 37138	U.S. Trust Mortgage, Inc. 210 25th Avenue S., Suite 747 Nashville, TN 37203	55-15-004

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **DAVID HALL SMITH AND WIFE, JAN N. SMITH,** hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **JAMES WAYNE ADKISSON, MARRIED** hereinafter called Grantee, their heirs and and assigns, a certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit.

A certain tract or parcel of land lying and being in the 4th Civil District of said County, and more particularly bounded and described as follows:

Beginning at an iron pin on the southerly margin of a 30 foot Right-of-Way, south 39 deg. 14 min. west 1344.1 feet, more or less, from the center line of the Old Hickory Branch of the Tennessee Central Railroad Tract in Hadley's Bend of the Cumberland River, said point on the centerline being approximately 3 ½ miles north westerly along said railroad from the Lebanon Pike; thence along the southerly margin of said 30 foot Right-of-Way north 50 deg. 19 min. west 400 feet to an iron pin which is the point of beginning of the William M. Martin Tract; thence south 0 deg. 1 min. west 382 feet along the westerly line of the Golden L. Lefevre tract to an iron pin on the northerly margin of an 18 foot Right-of-Way of said Golden L. Lefevre; thence along the northerly margin of said private Right-of-Way south 88 deg. 45 min. west 100 feet; thence northwardly 420 feet, more or less, to the southerly margin of the previous mentioned 30 foot Right-of-Way which is the Right-of-Way of this property; thence along the 30 foot Right-of-Way south 50 deg. 19 min. east 100 feet to the beginning.

Being the same property conveyed to David Hall Smith and wife, Jan N. Smith by deed from G. H. Sexton and wife, Willie Mai Sexton, of record in Book 6267, Page 418, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Subject to easement of record in Book 2445, page 430, Register's Office for Davidson County, Tennessee.

Subject to easement for sanitary sewers and/or storm drainage of record in Book 8870, page 908, said Register's Office.

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

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as 103 Meadow Street Old Hickory, TN 37138

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

NCC510

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 person 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 31 day of August, 1998

DAVID HALL SMITH

JAN N. SMITH

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 31st day of August, 1998, before me, the undersigned Notary Public in and for the County and State aforesaid, personally came David Hall Smith and Jan N. Smith, who, being by me duly sworn, acknowledged said instrument to be his/her/their free act and deed.

WITNESS my hand and notarial seal this 31 day of August, 1998.

NOTARY PUBLIC

My Commission expires: September 29, 2001

0486792
IDENTIF. ↑ REFERENCE

98 SEP 11 PM 12:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

9657 09/11 0101 03CHECK 184.9

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	47000.00
			CON TX	173.90
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	184.90
			CHECK	184.90

09/11/98 01 12:59 0001 9637

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 SEP 11 PM 12:48

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0486792
IDENTIF. # REFERENCE

No. 1345041