0494545

IDENTIF. # REFERENCE

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

98 OCT -1 AM 11:10

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:
Eric L. Raefsky, et ux
6130 S. Mt. Juliet Road
Hermitage, TN 37076

MORTGAGEE:
NationsBank of TN, N.A.
P. O. Box 31590
Tampa, FL 33633-0754

PICK-UP

SEND TAX BILLS:
NEW OWNER

MAP-PARCEL:
Map 138, Parcel 146
FB# 04D-93511 and
Map 138, Parcel 25
FB# 04D-23216

WARRANTY DEED

BOOK 11135 PAGE 955

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Robert B. Smith and wife, Georgia Dell Smith,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Eric L. Raefsky and wife, Victoria A. Heil,** 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.

This is improved property known as 6130 South Mt. Juliet Road, Hermitage, TN 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including an Electrical Permit Agreement with Metro of record in Book 5703, page 652; a Metro Letter of Requirements regarding soil absorption easement of record in Book 5912, page 543; a Shared Driveway Easement of record in Book 8890, page 648, and Book 9185, page 461; a Release of Interests in Shared Driveway of record in Book 11135, page 945; Agreements Granting Waterline Easements of record in Book 11135, page 947, and Book 11135, page 950; and Shared Driveway Easement Modification Agreement of record in Book 11135, page 953; all of record in Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 hands this 25th day of September, 1998.

Robert B. Smith

Georgia Dell Smith

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert B. Smith and wife, Georgia Dell Smith**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 25th day of September, 1998.

Michele M. Cooper
NOTARY PUBLIC

My Commission Expires: 03-22-2001

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is **$870,000.00.**

Victoria A. Heil
AFFIANT

Subscribed and sworn to before me
this 25th day of September, 1998.

Michele M. Cooper
NOTARY PUBLIC

My Commission Expires: 03-22-2001

EXHIBIT "A"

BEING A PARCEL OF LAND IN THE TWELFTH COUNCILMANIC DISTRICT (FORMERLY FOURTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE (STREET ADDRESS BEING 6130 SOUTH MOUNT JULIET ROAD, HERMITAGE, TENNESSEE 37076) AND SHOWN AS PARCELS NO. 025 AND 146 ON DAVIDSON COUNTY PROPERTY MAP 138 AND BEING DESCRIBED ACCORDING TO A SURVEY DATED SEPTEMBER 13, 1998, BY GEORGE C. GREGORY, REGISTERED LAND SURVEYOR NO. 1331, AND KNOWN AS PROJECT NO. 98-146;

BEGINNING AT AN IRON PIN SET THIS SURVEY (APPROXIMATELY THREE FEET SOUTH OF A STONE ENTRANCE WALL AND ASPHALT DRIVEWAY) IN THE EASTERLY MARGIN OF SOUTH MOUNT JULIET ROAD 1,891 FEET, MORE OR LESS, NORTH OF THE NORTH MARGIN OF COUCHVILLE PIKE, SAID IRON PIN BEING THE NORTHWEST CORNER OF PROPERTY CONVEYED TO RONNIE D. RICHARDS AND WIFE, PHYLLIS T. RICHARDS BY DEED OF RECORD IN DEED BOOK 5678, PAGE 800, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND ALSO BEING THE SOUTHWEST CORNER OF THE PARCEL BEING DESCRIBED;

THENCE WITH SAID EAST MARGIN OF SOUTH MOUNT JULIET ROAD, N 17° 20' 57" E, 145.64 FEET TO AN IRON PIN SET THIS SURVEY;

THENCE CONTINUING WITH SAID EAST MARGIN OF SOUTH MOUNT JULIET ROAD, S 72° 39' 03" E, 10.00 FEET TO AN IRON PIN SET THIS SURVEY;

THENCE CONTINUING WITH SAID EAST MARGIN OF SOUTH MOUNT JULIET ROAD, N 17° 20' 57" E, 311.01 FEET TO AN IRON PIN SET THIS SURVEY AND THE BEGINNING OF A CURVE TO THE LEFT;

THENCE CONTINUING WITH SAID EAST MARGIN OF SOUTH MOUNT JULIET ROAD AND A CURVE TO THE LEFT, HAVING A RADIUS OF 1,472.40 FEET AND A CHORD RUNNING N 16° 16' 08" E, 55.522 FEET, A DISTANCE ALONG SAID CURVE OF 55.53 FEET TO AN IRON PIN SET THIS SURVEY;

THENCE CONTINUING WITH SAID EAST MARGIN OF SOUTH MOUNT JULIET ROAD, N 74° 48' 41" W, 10.00 FEET TO AN IRON PIN SET THIS SURVEY AND THE BEGINNING OF A CURVE TO THE LEFT;

THENCE CONTINUING WITH SAID EAST MARGIN OF SOUTH MOUNT JULIET ROAD AND A CURVE TO THE LEFT, HAVING A RADIUS OF 1,462.40 FEET AND A CHORD RUNNING N 10° 48' 34" E, 223.326 FEET, A DISTANCE ALONG SAID CURVE OF 223.54 FEET TO AN IRON PIN SET THIS SURVEY, SAID IRON PIN BEING THE NORTHWEST CORNER OF THE PROPERTY BEING DESCRIBED AND ALSO BEING THE SOUTHWEST CORNER OF PROPERTY CONVEYED TO SHERMAN O'NEAL AND WIFE, DOROTHY J. O'NEAL BY DEED OF RECORD IN DEED BOOK 9661, PAGE 522, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING SAID EAST MARGIN OF SOUTH MOUNT JULIET ROAD AND RUNNING WITH SAID O'NEAL'S SOUTH LINE, S 85° 15' 00" E, 939.37 FEET TO AN EXISTING IRON PIN;

THENCE CONTINUING WITH SAID O'NEAL'S SOUTH LINE, S 04° 06' 22" W, 313.62 FEET TO AN EXISTING IRON PIN;

THENCE CONTINUING WITH SAID O'NEAL'S SOUTH LINE, S 88° 45' 06" E, 491.43 FEET TO AN EXISTING PARKER-KALON NAIL DRIVEN IN A ROCK;

THENCE WITH SAID O'NEAL'S EAST LINE, N 03° 52' 28" E, 333.62 FEET TO AN EXISTING IRON PIN IN THE SOUTH LINE OF PROPERTY CONVEYED TO VERNON D. WHITT AND WIFE, MARILEE WHITT BY DEED OF RECORD IN DEED BOOK 5775, PAGE 614, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE;

THENCE WITH SAID WHITT'S SOUTH LINE, S 85° 19' 26" E, 1,481.95 FEET TO AN EXISTING IRON PIN AT A FENCE CORNER, IN THE WEST LINE OF PROPERTY ASSESSED IN WILSON COUNTY, TENNESSEE (APPROXIMATELY 0.9 ACRES OF THE PROPERTY BEING DESCRIBED PHYSICALLY LIES IN WILSON COUNTY, BUT IS ASSESSED TOTALLY IN DAVIDSON COUNTY);

THENCE WITH SAID WEST LINE OF SAID WILSON COUNTY PARCEL AND ALSO WITH DAVIDSON COUNTY PARCELS NO. 026 AND 101, S 05° 04' 42" W, 520.46 FEET TO AN EXISTING IRON PIN, SAID IRON PIN BEING THE NORTHEAST CORNER OF PROPERTY CONVEYED TO SAID RONNIE D. RICHARDS, ET UX AND ALSO BEING THE SOUTHEAST CORNER OF PROPERTY BEING DESCRIBED;

THENCE WITH SAID RICHARD'S NORTH LINE, N 85° 16' 23" W, 495.04 FEET TO AN EXISTING IRON PIN;

THENCE CONTINUING WITH SAID RICHARD'S NORTH LINE, S 04° 45' 56" W, 250.61 FEET TO AN EXISTING IRON PIN;

THENCE CONTINUING WITH SAID RICHARD'S NORTH LINE, N 85° 18' 15" W, 2,546.35 FEET, PASSING A WITNESS PIN SET THIS SURVEY AT 2,346.35 FEET, THEN CROSSING AN EXISTING ASPHALT DRIVEWAY, TO THE POINT OF BEGINNING.

CONTAINING 44.4715 ACRES, MORE OR LESS (PARCEL NO. 146 CONTAINS 10.0347 ACRES, MORE OR LESS, AND PARCEL NO. 025 CONTAINS 34.4368 ACRES, MORE OR LESS).

BEING A PART OF THE SAME PROPERTY CONVEYED TO ROBERT B. SMITH AND WIFE, GEORGIA DELL SMITH (A ONE-HALF INTEREST) AND GERALD D. CLINARD AND WIFE, JOANNE L. CLINARD (A ONE-HALF INTEREST) BY DEED OF RECORD IN DEED BOOK 5539, PAGE 144, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE (THE CLINARDS CONVEYED THEIR ONE-HALF INTEREST TO MONTY E. MIRES AND WIFE, FRANCES H. MIRES IN DEED BOOK 5562, PAGE 272, R.O.D.C., TN), AND BY QUITCLAIM DEED FROM MONTY E. MIRES AND WIFE, FRANCES H. MIRES OF RECORD IN DEED BOOK 5677, PAGE 698, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND ALSO BEING ALL OF THE PROPERTY CONVEYED TO ROBERT B. SMITH AND WIFE, GEORGIA DELL SMITH BY QUITCLAIM DEED FROM BOBBY E. SMITH AND WIFE, LORI M. SMITH IN DEED BOOK 11135, PAGE 943, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

7881 10/01 0101 03CHECK 3238-0

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11135 PAGE 959

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	AMT	TOTAL PAID
				B70000.00	
				CON TX	3219.00
				PRFEE	1.00
				WDEED	16.00
				CFEE	2.00
				TOTAL	3238.00

CHECK 3238.00

10/01/98 01 11:12 0001 7881

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

049545
IDENTIF. ↑ REFERENCE

98 OCT -1 AM 11:10

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1353180