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FILE BOX 45

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 81,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
22nd DAY OF October, 19 98

Notary Public

MY COMMISSION EXPIRES: Sept 2001
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE ILLINOIS

**THIS INSTRUMENT WAS PREPARED BY**
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| First Choice Investments, Inc.New Owner (NAME) | (NAME) | MAP 84-14 |
| 9191 Old Lebanon Pike (ADDRESS) | (ADDRESS) | PARCEL 189 |
| Murfreesboro, TN 37129 (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, Frances E. Smith, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO First Choice Investments, Inc.

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. 51 on the plan of Donelson Meadows as of record in Book 1835, Page 35, said Register's Office and described as follows:

Beginning at a point on the easterly margin of Cottage Lane at the common corner of Lots 50 and 51; thence with the line between said two lots in an easterly direction 179.3 feet to a point on the westerly line of Lot 61; thence with the line of lots 61 and 60 in a southerly direction 82 feet to the common corner of Lots 51 and 52; thence with the line between said two lots in a westerly direction 179.5 feet to the easterly margin of Cottage Lane; thence with the margin of the same in a northerly direction 52 feet to the point of beginning.

BEING the same property conveyed to Dewey Austin Smith and wife, Frances E. Smith by deed from R. W. Cravens Construction Company, Inc., of record in Book 1976, Page 375, Register's Office for said County. The said Dewey Austin Smith now being deceased.

unimproved ( )
This is improved ( X ) property, known as 209 Cottage Lane, Nashville, TN 37214
(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 22nd day of October 19 98

Frances E. Smith

Frances E. Smith

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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 Frances E. Smith, unmarried

the 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 Nashville, Tennessee, this 22nd day of October, 19 98.

Commission expires 1-20-99

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 _____ 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_____.

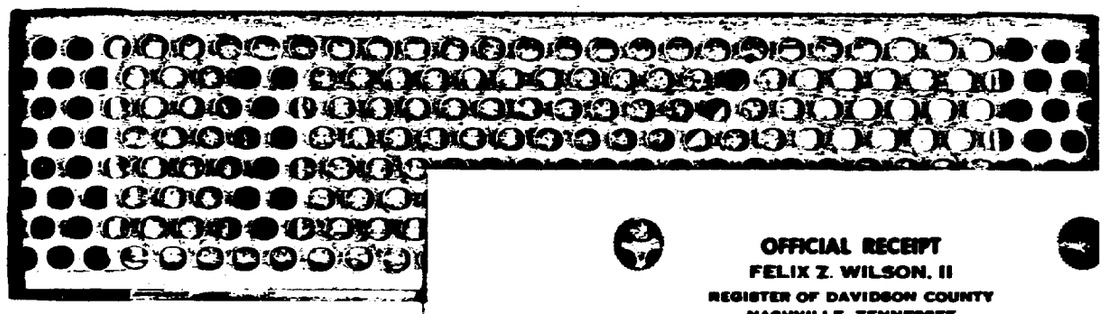
My commission expires _____

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

0503651
RECEIVED FOR REFERENCE
98 OCT 26 PM 12:38
REGISTER
DAVIDSON COUNTY, TN.

7547 10/26 0101 03CHECK 312.55



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

RECEIVED OF _____

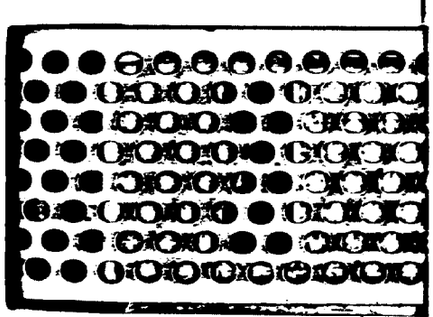
FOR _____

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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 81500.00 |
| | | | | CON TX 301.55 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | CFEE 2.00 |
| | | | | TOTAL 312.55 |
| | | | | CHECK 312.55 |
| | | | 10/26/98 01 | 12:38 0001 7547 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**



0503651
IDENTIFICATION REFERENCE

98 OCT 26 PM 12:38
REGISTER
DAVIDSON COUNTY, TN.

No. 136273