THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $125,000.00 Donald E Closson **AFFIANT** Subscribed and sworn to before me, this 20th day of November, 1998. Notary Public My Commission Expires: 8/9/99

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Donald E. Closson 7404 East Colony Drive Nashville, TN 37221	SAME	103-1-140

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 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, **EVERETT SMITH AND WIFE, ANN SMITH** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **DONALD E. CLOSSON, unmarried** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Resubdivision of Commercial Tract No. 2 of the Grinnell Tracts, as of record in Book 3842, page 266, Register's Office for Davidson County, Tennessee.

Beginning at a concrete monument on the southeasterly right-of-way of Charlotte Pike, said point being 454 feet northeast from the extended centerline of American Road; thence with said right of way, North 43° 40' East 50.00 feet to an iron pin; thence leaving said right-of-way, South 46° 20' East 200 feet to an iron pin; thence South 43° 40' West 50 feet to a concrete monument; thence North 46° 20' West 200 feet to the point of beginning.

Being the same property conveyed to Everett Smith and wife, Ann Smith by deed from Carl P. Gardner and wife, Marilyn Gardner of record in Book 6905, page 251, Register's Office for Davidson County, Tennessee.

The legal description herein is the same as in the previous instrument of record. No new legal description was prepared for this transfer.

This property is conveyed subject to matters shown on the Plan of record in Book 3842, page 266, Register's Office for said County.

This is improved property known as 6309 Charlotte Pike, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his 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 our hands this 20th day of November, 1998.

Everett Smith

Ann Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EVERETT SMITH**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of November, 1998.

Notary Public

My Commission Expires: 5/30/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANN SMITH**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of November, 1998.

Notary Public

My Commission Expires: 5/30/99

0516120
IDENTIF. ↑ REFERENCE

98 NOV 23 PM 3:58
BILL G. ARNETT REGISTER
DAVIDSON COUNTY, TN.

0020707.01

0840 11/23 0101 03CHECK 473.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 11217 PAGE 682

RECEIVED OF _____

FOR _____

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	125000.00
			CON TX	462.50
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	473.50
			CHECK	473.50
11/23/98	01		15:58 0001	0840

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 NOV 23 PM 3:58

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

05161 20
IDENTIF. ↑ REFERENCE

No. 137588