This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 11265 PAGE 207

ADDRESS NEW OWNER:
BOLTON, LLC
P. O. Box 148458
Nashville, TN 37214

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 43-08
PARCEL 4
4D-37420

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Kay Smith Alred and Belinda Smith Mullen the only heirs-at-law of Charles L. Smith, deceased, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto BOLTON, LLC, a Tennessee limited liability company, hereinafter called the Grantee, it's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Tracts Nos. 10 and 11 on the unrecorded Plan of H. A. Youngblood's Subdivision, described according to a map by Cantrell, Connell and Morrison, dated May 1954, as follows:

BEGINNING at a point on the northwesterly margin of Shelby Street, at the common corner of Lots Nos. 9 and 10, said point being 303.1 feet, as measured along the margin of said Street, from the beginning of a curve at the intersection of said Street and Scenic Drive; thence with the line between Tracts 9 and 10, northwesterly 159.2 feet to a point in the line of the Morgan Hurt property; thence with the line of said property and along the rear lines of Tracts 10 and 11, S43°01'W, 110 feet to the common rear corner of Tracts 11 and 12; thence with the line between said two tracts southeasterly 154 feet to the northwesterly margin of Shelby Street; thence with the margin of said Street N45°43'E, 110 feet to the point of beginning.

Being the same property conveyed to Charles L. Smith, single, by deed from Arthur E. Phillips and wife, Hazel Maxine Phillips of record in Book 6675, Page 828, Register's Office for Davidson County, Tennessee. The said Charles L. Smith having since died intestate.

This is the same description as in previous deed of record.

Taxes for 1998 have been pro-rated and paid.

This is improved property known as 107 Shelby Street, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said BOLTON, LLC, it's successors and assigns, forever; and we, Kay Smith Alred and Belinda Smith Mullen, do 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 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 Grantee, it's successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 18th day of December, 1998.

Kay Smith Alred
Kay Smith Alred

Belinda M. Smith Mullen
Belinda Smith Mullen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Kay Smith Alred and Belinda Smith Mullen 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 Nashville, Tennessee, this the 18th day of December, 1998.

Gene W. Floyd
NOTARY PUBLIC

My Commission Expires: 1/27/2001

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 30,000.00

Debbie Seagraves
AFFIANT

Subscribed and sworn to before me this 18th day of December, 1998.

Gene W. Floyd
NOTARY PUBLIC
My Commission Expires: 1/27/2001

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

052873 IDENTIF. ↑ REFERENCE

98 DEC 23 AM 8:57
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

4261 12/23 0101 03CHECK 122.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11265 PAGE 209

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	CFEE - COMPUTER FEE		PRFEE - PROBATE FEE		
			CAMT	300000.00	
			CON TX	111.00	
			PRFEE	1.00	
			WDEED	8.00	
			CFEE	2.00	
			TOTAL	122.00	
			CHECK	122.00	

12/23/98 01 08:54 0001 4261

0528739
IDENTIF. ↑ REFERENCE

98 DEC 23 AM 8:57
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1405790