Box 38

This Instrument Was Prepared By:
Robert M. Holland, Jr., Esq.
Miller, Martin & Trabue
1200 First Union Tower
150 Fourth Avenue, N.
Nashville, Tennessee 37219-2433

BOOK 11671 PAGE 371

Address New Owner(s):
Christopher A. Smith and
Cecili Smith
8100 Greenbrier Road
Joelton, TN 37080

Send Tax Bills to
New Owner

Tax Information:
Map: 10
Parcel: 85

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Terry W. Davis and wife, Rita F. Davis, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Christopher A. Smith and wife, Cecili Smith, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved land located at 2691 Greer Road, Goodlettsville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

AND Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 17th day of September, 1999.

Terry W. Davis

Rita F. Davis

Rita F. Davis

0638332

REFERENCE

99 SEP 22 PM 12:04

1100 09/22 0101 03CHECK 107.80

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Tina L. Arnett, a Notary Public in and for said County and state, the within named Terry W. Davis, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Goodlettsville, Tennessee, this 17th day of September, 1999.

Tina L. Arnett
Notary Public

My commission expires: 11/27/99

TINA L. ARNETT
Notary Public, Davidson Co., TN
My Comm. Expires Nov. 27, 1999

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Tina L. Arnett, a Notary Public in and for said County and state, the within named Rita F. Davis, 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 Goodlettsville, Nashville, this 17th day of September, 1999.

Tina L. Arnett
Notary Public

My commission expires: 11/27/99

TINA L. ARNETT
Notary Public, Davidson Co., TN
My Comm. Expires Nov. 27, 1999

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $24,000.00.

Affiant

Subscribed and sworn to before me,
this 17th day of September, 1999.

Tina L. Arnett
Notary Public

My Commission Expires: 11/27/99

TINA L. ARNETT
Notary Public, Davidson Co., TN
My Comm. Expires Nov. 27, 1999

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Land in Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated February 18, 1997 and known as Job #960306 and being more particularly described as follows:

Beginning at an iron pin in the center of a 50' Ingress-Egress, Utility and Private Water Line Easement, said point of beginning being the Southeast corner of the herein described tract and also being 1,498.90' northwesterly as measured along the centerline of said easement from the northwesterly margin of Greer Road; thence, leaving the center of said easement, S 73 degrees 07 minutes 08 seconds W 819.76' to an iron pin in the line of the Montry Duke property of record in Book 4731, Page 932, R.O.D.C., TN; thence, with Duke's line and a fence, N 67 degrees 31 minutes 09 seconds W 143.83' to an iron pin at a fence corner; thence, leaving Duke and with the line of the Music City Raceway property of record in Book 8084, Page 132, R.O.D.C., TN N 06 degrees 11 minutes 14 seconds E 140.00' to an iron pin; thence, leaving the Raceway property, N 69 degrees 32 minutes 50 seconds E 863.88' to an iron pin in the center of the said 50' Ingress-Egress, Utility and Private Water Line Easement; thence, with the center of the same, S 22 degrees 30 minutes 50 seconds E. 141.71' to an iron pin, thence S 16 degrees 52 minutes 52 seconds E 132.82' to the point of beginning containing 5.03 Acres more or less.

Together with a 50 foot Ingress-Egress, Utility and Private Water Line Easement, of record in Book 10424, page 432, Register's Office for Davidson County, Tennessee and

Together with a 20 foot easement for placement of private water meters along Greer Road, of record in Book 10424, page 436, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Terry W. Davis, and wife, Rita F. Davis by deed from Van E. Hamlett of record in Book 10426, page 178, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Metro taxes for 1999, a lien, but not yet due and payable, to be paid by Grantors.

2. A 50 foot ingress-egress, utility and private water line easement, of record in Book 10424, Page 432, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 10424, Page 441 and Book 10846, Page 396, Register's Office for Davidson County, Tennessee.

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OFFICIAL RECEIPT

BILL GARRETT
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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

U6838332

...ERENCE

SEP 22 PM 12:0...

CAMT 24000.00
CON TX 88.80
PRFEE 1.00
WDEED 16.00
CFEE 2.00
TOTAL 107.80
CHECK 107.80

09/22/99 01 12:07 0001 1100

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1519045