This Instrument Prepared By:
Brokers Escrow Services, Inc.
P. O. Box 140255
211 Donelson Pike, Suite 2
Nashville, Tennessee 37214

ADDRESS NEW OWNER:
ERIC EDWARD SMITH
3208 Earhart Rd
Hermitage, TN 37076

SEND TAX BILL TO:
To New Owner

MORTGAGEE:
None

Instr:200005230051432 Page: 1 OF 4
REC'D FOR REC 05/23/2000 8:52:24AM
RECORD FEE: $19.00
M. TAX: $0.00 T. TAX: $159.84

MAP **98**
PARCEL **P/O 34**

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, **NEAL B. SMITH, EDWARD E. SMITH and NANCY FUQUA (NOW KNOWN AS NANCY FUQUA WADDEY), each having a 2/9 interest and THE HERMITAGE CHURCH OF CHRIST, having a 1/3 interest,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **ERIC EDWARD SMITH, unmarried**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in the 4th Civil District of Davidson County, Tennessee, being a part of the F. E. Smith, Jr. Property, of record in Deed Book 1104, Page 527, as surveyed by John D. McCormick dated June 30, 1973, more particularly described in the Exhibit "A" attached hereto incorporated herein by reference.
>
> Being part of the same property conveyed to F. E. Smith, Jr. by Deed from R. T. Binkley, Oneida Binkley, et al, of record in Book 1104, Page 527, Register's Office for Davidson County, Tennessee. The said F. E. Smith, Jr. having since died intestate (his estate being administered in the Probate Court of Davidson County, Tennessee No. 76727) leaving a wife, Annie P. Smith, having a 1/3 interest, and three children, Neal B. Smith, Edward E. Smith and Nancy Fuqua (now known as Nancy Fuqua Waddey), each having a 2/9 interest. The said Annie P. Smith having died testate (her estate being administered in the Probate Court of Davidson County, Tennessee No. 98159) devising her interest in said property to The Hermitage Church of Christ in Hermitage, Tennessee.

This is unimproved property known as: 3.04 acres, Earhart Road Hermitage, Tennessee 37076.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

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 GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out and GRANTORS do further covenant and bind themselves, their

heirs and representatives, 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 persons whomsoever.

WITNESS our hands this the 20 day of April, 2000.

NEAL B. SMITH

Edward E. Smith

EDWARD E. SMITH

Nancy Fuqua Waddey

NANCY FUQUA WADDY

waddey nfw

THE HERMITAGE CHURCH OF CHRIST:

BY: JOHN ZIMMERMAN

BY: DONNY DOWLEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **NEAL B. SMITH and EDWARD E. 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 office this 17th day of April, 2000.

NOTARY PUBLIC

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON CO., TENN.

My Commission Expires: My Commission Expires September 13, 2003

STATE OF Arizona
COUNTY OF Maricopa

Personally appeared before me, the undersigned Notary Public in and for said County and State, **NANCY FUQUA WADDY**, 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of April, 2000.

NOTARY PUBLIC

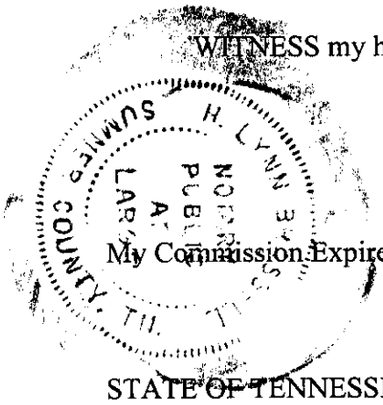
My Commission Expires: Jan. 6, 2001

OFFICIAL SEAL
MARY C. HOSKOVEC
Notary Public - State of Arizona
MARICOPA COUNTY
My Comm. Expires Jan. 6, 2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **JOHN ZIMMERMAN, Trustee/Elder and DONNY DOWLEN, Trustee/Elder for THE HERMITAGE CHURCH OF CHRIST**, 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 office this 9 day of ~~April~~ May, 2000.



N. L. Brassell
NOTARY PUBLIC

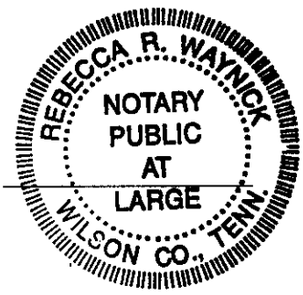
My Commission Expires: 3/24/03

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $43,200.00.

Eric Edward Smith
AFFIANT

Subscribed and sworn to before me on this 20 day of April, 2000.



Rebecca Wayne
NOTARY PUBLIC

My Commission Expires:
My Commission Expires
September 13, 2003

EXHIBIT "A"

Land in the 4th Civil District of Davidson County, Tennessee, being a part of the F. E. Smith, Jr. Property, of record in Deed Book 1104, Page 527, (unrecorded survey) as surveyed by John D. McCormick dated June 30, 1973, more particularly described as follows:

Beginning at an iron rod in the center of Earhart Road, said point being the Southeast corner of the Edward E. Smith Property as recorded in Deed Book 4826, Page 385, and being the Northeast corner of the property herein described; thence along the center of Earhart Road South 4° 53' West a distance of 210.4 feet; thence North 86° 16' West a distance of 630.0 feet; thence North 3° 44' East a distance of 210.0 feet to the Southwest corner of the Edward E. Smith Property; thence along the Southerly line of the Edward E. Smith Property South 86° 16' East a distance of 634.1 feet to the centerline of Earhart Road to the point of beginning containing 3.04 acres, more or less.

NOTE: THIS LOT HAS NOT BEEN APPROVED BY THE METRO PLANNING COMMISSION. IT WILL BECOME AN ILLEGAL LOT WHEN DEEDED. THIS DESCRIPTION OF THIS LOT WAS REQUESTED BY JUNE SMITH.

Being the same property conveyed to F. E. Smith, Jr. by Deed from R. T. Binkley, Oneida Binkley, et al, of record in Book 1104, Page 527, Register's Office for Davidson County, Tennessee. The said F. E. Smith, Jr. having since died intestate (his estate being administered in the Probate Court of Davidson County, Tennessee No. 76727) leaving a wife, Annie P. Smith, having a 1/3 interest, and three children, Neal B. Smith, Edward E. Smith and Nancy Fuqua (now known as Nancy Fuqua Waddy), each having a 2/9 interest. The said Annie P. Smith having died testate (her estate being administered in the Probate Court of Davidson County, Tennessee No. 98159) devising her interest in said property to The Hermitage Church of Christ in Hermitage, Tennessee.