Instr:200006200061245 Page: 1 OF 2
REC'D FOR REC 06/20/2000 10:56:07AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $370.00

IT IS YOUR RESPONSIBILITY TO RECORD THIS DEED. FAILURE TO DO SO IMMEDIATELY MAY ADVERSELY AFFECT YOUR TITLE TO THIS PROPERTY OR TO THE PRIORITY OF YOUR SECURITY INTEREST.		
MAP: 17	**Parcel:** 084	**COUNTY:** DAVIDSON
This Instrument Was Prepared By: SWAFFORD & SWAFFORD ATTORNEYS AT LAW P. O. BOX 169 105 N. MAIN STREET PIKEVILLE, TN 37367 Who Do Not Certify Matters of Title, Description or Survey by this Deed.		MAIL TAX NOTICES TO: ALLEN D. ANDERSON 5929 Lickton Pike Goodlettsville TN 37072

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($l0.00) Dollars cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, we, THOMAS J. SMITH and wife, RUBY LEE SMITH, who constitute all the heirs at law of ANTHONY J. SMITH, do hereby transfer and convey unto ALLEN D. ANDERSON, his heirs and assigns, the following described tract of land lying and being in DAVIDSON County, Tennessee:

> Land in Davidson County, Tennessee and being property conveyed in Book 11482, Page 381, shown as part of parcel 84, property map 17, and being shown as a survey by Ray G. Cole, RLS No. 924, dated 7/6/95 as follows:
>
> TRACT ONE: BEGINNING at an iron pin set in the northerly margin, 25.0 feet from the center line of Lickton Pike and being a corner to Charles A. Osborne (Deed Book 3178, Page 485); thence with the margin of said pike, N. 55° 17' 47" E. 93.15 feet to a point; thence continuing with said pike, N. 53° 36' 08" E. 70.43 feet to an iron pin set in the margin of said road, a corner to Tract 2, this survey; thence leaving said pike, and with said tract 2, S. 55° 00' 52" E. 871.15 feet to an iron pin set in the line of Edward C. Harris, (Deed Book 1383, Page 464); thence with the line of said Harris, S. 56° 51' 36" W. 393.72 feet to an iron pin set in the line of said Harris, a corner to said Osborne; thence with said Osborne, N. 39° 50' 43" W. 807.41 feet to the BEGINNING.
>
> SUBJECT to any and all visible easements.
>
> Being the same property conveyed to Anthony J. Smith by deed of record in Deed Book 11482, Page 380, Register's Office, Davidson County, Tennessee. See also Deed Book 9795, Page 919, Register's Office, Davidson County, Tennessee.
>
> Anthony J. Smith died March 24, 2000, unmarried, without issue, and his parents, Thomas J. Smith and wife, Ruby Lee Smith, are his only heirs at law.

TO HAVE AND TO HOLD the said tract of land with the appurtenances, estate, title and interest thereto belonging to the said ALLEN D. ANDERSON, his heirs and assigns forever. And we do covenant with the said ALLEN D. ANDERSON, 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.

And we do further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title to said land to ALLEN D. ANDERSON, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our signatures, this 9th day of June, 2000.

THOMAS J. SMITH

RUBY LEE SMITH

STATE OF TENNESSEE)

COUNTY OF BLEDSOE)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, THOMAS J. SMITH and wife, RUBY LEE SMITH, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my official hand and seal at Pikeville, Tennessee, this 9th day of June, 2000.

NOTARY PUBLIC AT LARGE BLEDSOE

Notary Public

My Commission Expires: 10/24/2000

I, hereby swear or affirm that the actual consideration for this transfer or value of the property or interest transferred, whichever is greater, is **$100,000.00**, which amount is equal to or greater than the amount which the property or interest transferred would command at a fair voluntary sale.

Affiant.

Subscribed and sworn to before me this the 9 day of June, 2000.

Register or Notary Public.

My Commission Expires:
10/24/2000

NOTARY PUBLIC AT LARGE STATE OF TE