This Instrument Prepared By:

Douglas S. Hale, Attorney
HALE AND HALE, PLC
312 First Tennessee Bank Building
Franklin, Tennessee 37064

Instr:200006210061850 Page: 1 OF 3
REC'D FOR REC 06/21/2000 2:56:03PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $1039.70

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Alvin K. Smith, II and wife, Noel K. Smith 711 Hill Road Brentwood, Tennessee 37027	SAME	Map 160 Parcel 027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $281,000.00.

AFFIANT

Sworn to and subscribed before me this 20th day of June, 2000.

NOTARY PUBLIC

My Commission Expires: 2/23/2002

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named **GRANTEES**, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **MARY JANE COCHRAN, (formerly known as Mary Jane C. Crowson), unmarried**, hereinafter called the **"GRANTOR"**, has bargained and sold and by these presents does transfer and convey unto **ALVIN K. SMITH, II and wife, NOEL K. SMITH**, hereinafter called the **"GRANTEES"**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

FOR COMPLETE LEGAL DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO, WHICH IS INCORPORATED HEREIN BY REFERENCE A FULLY AS IF SET FORTH HEREIN VERBATIM.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever;

AND GRANTOR does covenant with the said GRANTEES that it she lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 2000 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying her prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map 160-00-0, Parcel 027.

2. Easement granted to Metropolitan Government of Nashville and Davidson County for Sanitary Sewers and/or Storm Drainage of record in Book 4952, page 178, Register's Office for Davidson County, Tennessee.

3. Easement granted to City of Nashville for right of way of record in Book 2595, page 563, Register's Office for Davidson County, Tennessee.

4. All matters on the survey of Tom B. Thaxton, RLS, Tennessee License No. 105, dated March 30, 1992.

AND GRANTOR DOES FURTHER covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

This improved property is known as 711 Hill Road, Brentwood, Tennessee 37027.

WITNESS my hand this 20th day of June, 2000 in Brentwood, Tennessee.

Mary Jane Cochran

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for State and County, Mary Jane Cochran, (formerly known as Mary Jane C. Crowson), the within named bargainor with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand this 20 day of June, 2000, in Brentwood, Tennessee.

Notary Public

My Commission Expires: 2/23/02

DOUGLAS S. HALE NOTARY PUBLIC AT LARGE MY COMM. EXP. FEB. 23, 2002 WILLIAMSON CO., TENNESSEE

EXHIBIT "A"

Being a part of Lot No. 1 on the Plan of the May Lands, as of record in Minute Book "L", Page 73, County Court and also in Book 45, page 55, Register's Office for Davidson County, and Lot No. 5 on the Plat of W. H. Broadwell's Lands, of record in Book 475, page 462, Register's Office for said County, described according to a survey made by T. R. Sanford, Surveyor, October 19, 1964, as follows:

Beginning at a point in the southerly margin of Hill Road in the easterly line of the Deacon Tract; thence with Deacon's easterly line, southerly along a fence and old stone wall, 783 feet, more or less, to a post, the northwest corner of the Pennington Tract, as of record in Book 2547, Page 255, said Register's Office; thence along Pennington's northerly line and along a fence, North 82-1/4 degrees East 316.8 feet to a point in J. T. Granberry Tract in westerly boundary of same; thence along Granberry's line and along a fence, northwardly 766 feet, more or less, to a point in the southerly margin of Hill Road; thence with the same and along a slight curve, westerly 310 feet, more or less, to the point of beginning.

Being part of the same property conveyed to Cecil V. Crowson, Jr. and wife, Mary Jane C. Crowson, by deeds of record in Book 4776, page 690, and Book 5443, page 803, Register's Office for Davidson County, Tennessee. And further being part of the same property conveyed to Mary Jane Crowson by Quitclaim Deed from Cecil V. Crowson, Jr. of record in Book 6083, page 893, Register's Office for Davidson County, Tennessee.

INCLUDED BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE THE FOLLOWING DESCRIBED PROPERTY:

TRACT I:

Being a part of Lot No. 1 on the plan of the May Lands, as of record in Minute Book "L", Page 73, County Court and also in Book 45, page 55, Register's Office for Davidson County, Tennessee and Lot No. 5 on the Plat of W. H. Broadwell's Lands, of record in Book 475, page 462, Register's Office for said County, said portion of which is described more particularly as follows:

Beginning at a point in the easterly margin of the property owned by Grantees at its intersection with the southerly margin of Grantor's property, thence north 82 degrees 14 minutes east along the southerly property line of Grantors 50 feet to an iron pin, thence north 4 degrees 32 minutes east 334.45 feet to a pin, thence north 34 degrees 58 minutes west 64.77 feet along the westerly edge of a concrete bridge to the northwest corner of said bridge, thence south 87 degrees 05 minutes west 28.54 feet to the center of a stone wall on the property line between Grantors and Grantees, thence southerly along said boundary line to the point of beginning.

Being the same property conveyed to Richard H. Frank, Jr., and wife, Katherine B. Frank, by deed from Cecil V. Crowson and Mary Jane C. Crowson, as Tenants in Common, of record in Book 5692, Page 298, Register's Office for Davidson County, Tennessee.

TRACT II:

Being a part of Lot No. 1 on the plan of the May Lands, as of record in Minute Book "L", Page 73, County Court and also in Book 45, page 55, Register's Office for Davidson County, Tennessee and Lot No. 5 on the Plat of W. H. Broadwell's Lands, of record in Book 475, page 462, Register's Office for said County, said portion of which is described more particularly as follows:

Beginning at a point in the northeasterly corner of the property conveyed to Richard H. Frank, Jr. and wife, Katherine B. Frank by warranty deed from Dr. and Mrs. W. M. Deacon dated the 18th day of July, 1969, of record in Book 4351, page 961, said Register's Office, at its intersection with the southerly margin of Hill Road, thence eastwardly along the southerly margin of Hill Road to the western side of the paved driveway on Crowson's property, thence southerly along the western side of said paved driveway to the northwest corner of a concrete bridge, being the northeastern corner of a tract conveyed to Richard H. Frank, Jr. and wife, Katherine R. Frank by warranty deed from Cecil V. Crowson and Mary Jane C. Crowson dated December 13, 1980, of record in Book 5692, page 298, said Register's Office, thence south 87 degrees 05 minutes west 28.54 feet along the northerly margin of said tract to the center of a stone wall on the property line between Crowson and Frank, thence northerly along the eastern boundary of Frank's property to the point of beginning.

Being the same property conveyed to Richard H. Frank, Jr. and wife, Katherine R. Frank, by deed from Mary Jane Cochran Crowson, of record in Book 6263, page 381, Register's Office for Davidson County, Tennessee.