RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **38949** ~~FILE BOX "I"~~

Instr:200007270074389 Page: 1 OF 3
REC'D FOR REC 07/27/2000 4:20:54PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $85.10

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 23,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 19th DAY OF MAY, 2000.

Notary Public

MY COMMISSION EXPIRES: 9/28

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
DELLA LOUISE SMITH	**SAME**	**101-173**
200 HUGHES ST.		**8D 65229**
DICKSON, TN 37055		

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 OF WHICH IS HEREBY ACKNOWLEDGED **I, CATHY FLOWERS** AND HUSBAND, ROBERT J KING

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DELLA LOUISE SMITH**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED LEGAL DESCRIPTION

BEING the same property conveyed to Cathy Flowers by Decree of Redemption of record in Book 10276, page 254, and by deed from Timothy Young and wife, Donna Young, of record in book 9055, page 472, Register's Office for Davidson County, Tennessee.

Unimproved (X)
This is improved ( ) property, known as **Map 101, Parcel 173, Gower Road, Nashville, Tennessee 37209**
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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, unless otherwise herein set out; 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY HAND THIS 19TH DAY OF MAY, 2000.

CATHY FLOWERS
Cathy Flowers

Robert J King

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

AND HUSBAND, ROBERT J. KING

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named CATHY FLOWERS, 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 Nashville, Tennessee, this the 19th day of May, 2000.

NOTARY PUBLIC

My Commission Expires: 9/28/2002

STATE OF TENNESSEE NOTARY PUBLIC ALAN L. SATTERN DAVIDSON

EXHIBIT A

Land in Davidson County and being described according to a survey by James Allen Crawford, TN #1401, dated February 14, 1990, as follows to wit:

Beginning at an iron pin at the northeasterly corner of James R. Hinchman, as recorded in Deed Book 7420, page 301, R.O.D.C.T.; and also being the southeasterly corner of Mike Campbell as recorded in Deed Book 7420, page 301, R.O.D.C.T. thence, with the northerly line of said James R. Hinchman, south 44 degrees, 42' 40" west, 218.11 feet to an iron pin; thence, with the westerly line of James R. Hinchman, south 45 degrees 14' 04" east, 354.21 feet to an iron pin; thence, south 58 degrees 51' 11" west, 233.60 feet to an iron pin; thence, south 52 degrees 48' 13" east, 447.01 feet to a point in the centerline of Gower Road; thence, with said centerline, south 25 degrees 12' 19" west, 51.12 feet to a point;

Thence, leaving centerline, north 52 degrees 48' 13" west, 968.84 feet to a point; thence, north 37 degrees 11' 47" east, 566.34 feet to a point in the westerly line of Horace Frank Carlton as recorded in Deed Book 6986, page 852; thence, with the westerly line of Horace Frank Carlton, south 45 degrees 16' 19" east, 277.22 feet to the point of beginning and containing 5.73 acres more or less.

The above described property is to be served by and is subject to a 50.00 foot wide ingress and egress easement for access to a tract to the west, as shown on the attached exhibit and which is described by metes and bounds as follows:

Beginning at the centerline of Gower Road and the southwesterly corner of James R. Hinchman, as recorded in Deed Book 7420, page 301, R.O.D.C.T., and also being the southeasterly corner of Mike Campbell as recorded in Deed Book 7420, page 301; thence, with the westerly line of said James R. Hinchman, north 52 degrees 48' 13" west, 447.01 feet to an iron pin; thence, severing the Mike Campbell tract, as recorded in Deed Book 7420, page 301, R.O.D.C.T., north 52 degrees 48' 13" west, 511.21 to a point; thence, south 37 degrees 11' 47" West, 50.00 feet to a point; thence south 52 degrees 48' 13" east, 968.84 feet to a point in the centerline of Gower Road; thence with said centerline north 25 degrees 12' 19" east, 51.12 feet to the point of beginning and containing 1.10 acres more or less.