FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 168,500.00

Samuel D. Pace II
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July 20 00

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

Instr:200007310075270 Page: 1 OF 3
REC'D FOR REC 07/31/2000 12:49:44PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $623.45

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel D. Pace, II	GMAC Mortgage Corporation	MAP 78
(NAME)	(NAME)	
4510 Old Hickory Blvd.	100 Witmer Road, P.O. Box 963	PARCEL 25
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Horsham, PA 19044-0963	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Colleen M. Smith, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Samuel D. Pace, II, unmarried

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:

Land in the 1st Councilmanic District of Nashville, Davidson County, Tennessee lying on the easterly margin of Old Hickory Boulevard 145' South of Tidwell Hollow Road and being bounded on the north by Smith on the east by Frakes on the south by Young and on the west by Old Hickory Boulevard and being described according to a mortgage loan inspection by Campbell, McRae & Associates Surveying, Inc., (John Hood TN. R.L.S. #1838) dated 7-26-00 more particularly as follows:

Beginning at a point in the easterly margin of Old Hickory Boulevard, said point being located S 18° 05' E 145.0 feet from the southerly margin of Tidwell Hollow Road and being the southwest corner of Tract 2 of the Colleen M. Smith land (Book 7625, Page 815, Register's Office, Davidson County, Tennessee); thence leaving said easterly margin, with said Smith N 50° 00' E 1390.5 feet (bearing and distance taken from said Tract 2 description) to a point in the westerly line of Donald M. Frakes (Book 6695, Page 804 said Register's Office); thence with said Frakes southeasterly 130' more or less (calculated distance) to a point at the northeast corner of the C.W. Young land (Book 5209, Page 827, said Register's Office); thence with said Young S 50° 00' W 1412.7 feet (N 50° 00' W by previous description) to a point in said easterly margin of Old Hickory Boulevard; thence with said margin N 18° 05' W 130.0 feet to the point of beginning.

CONTINUED

unimproved ( )
This is improved (X) property, known as 4510 Old Hickory Blvd., Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 28th day of July, 20 00

Colleen M. Smith

Colleen M. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Colleen M. Smith, unmarried

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 28th day of July, 20 00.

Commission expires March 24, 2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 20_____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

BEING part of the same property conveyed to Colleen M. Smith, an unmarried person, by deed from George DeWeese and wife, Mary Evelyn DeWeese, of record in Book 7625, Page 815, Register's Office for said County. Said deed contained an erroneous legal desription which has been corrected above.

This conveyance is made subject to: (1) 2000 taxes, which have been prorated and assumed by the Grantees.