FILE BOX 45

WARRANTY DEED

Instr:200007310075293 Page: 1 OF 3
REC'D FOR REC 07/31/2000 1:33:44PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $148.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Donald Frakes
Affiant

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

Marie Bradford
Notary Public

MARIE BRADFORD NOTARY PUBLIC DAVIDSON COUNTY, TENN. AT LARGE

MY COMMISSION EXPIRES: ~~March 24, 2001~~ 1/24/02
(AFFIX SEAL)

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
Donald Frakes (NAME)	New Owner (NAME)	MAP 78
5342 Tidwell Hollow Rd. (ADDRESS)	(ADDRESS)	PARCEL 26
Nashville, TN 37218 (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 Donald Frakes, 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:

One tract of land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson & Hickerson, Engineers, August 18, 1964, as follows:

BEGINNING at a point in the southeast intersection of Old Hickory Boulevard and a 60 foot roadway as shown on said survey, said point being 1219 feet south from a point in the southern boundary line of the property conveyed to Joe W. Collier, et al, of record in Book 3571, Page 89, Register's Office for said County; thence with the southerly margin of said 60 foot roadway north 48° 30' east 1050 feet, and continuing with same around a slight curve having a radius of 1225.2 feet northeasterly 335 feet thence south 28° 30' east 223 feet; thence south 50° 00' west 1390.5 feet to the easterly of Old Hickory Boulevard; thence with the same north 18° 05' west 145 feet to the beginning.

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.

This conveyance is subject to Restrictive Covenants of record in Book 3830, Page 633, Register's Office for said County.

CONTINUED

unimproved ( )
This is improved (X) property, known as 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 01

Commission expires March 24, 2001

Notary Public

CIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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 _____ 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

This conveyance is made subject to: (1) 2000 taxes, which have been prorated and assumed by the Grantees; (2) Consent to easement for flood purposes as set forth in instrument of record in Book 2157, Page 608, said Register's Office.