# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/08/00 08:40 2pgs
Fees:11.00 Taxes:370.00
20000908-0088992

NOTARY PUBLIC AT LARGE
AFFORD
SUMNER COUNTY, TENN.

My Commission Expires 08-2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF September 2000

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
American Title Company, Inc., 125 Glancy St., Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Gregory E. Adkins (NAME) | Bank of Nashville (NAME) | 132-10-15 |
| 864 Battery Lane (ADDRESS) | 401 Church Street (ADDRESS) | |
| Nashville, Tennessee (CITY) (STATE) (ZIP) | Nashville, TN 37219 (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, Gerald Hix Smith and wife, Nettie L. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregory E. Adkins

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:

## EXHIBIT A

Land in Davidson County, Tennessee, being part of Lot No. 18 on the map of Oak Hill Subdivision No. 1, as of record in book 547, page 49, Register's Office for said County, and described according to a survey made May 17, 1951 and revised May 22,1952, by Geo. W Watkins, Surveyor, as follows:

Beginning at a point on the northerly margin of Battery Lane, 133 feet east of the southeast corner of the property conveyed to H. Wilson Estates and wife by deed from Annie S Benedict, of record in bool 2011, page 407, said Register's Office; thence with the margin of said Lane eastwardly, along a slight curve, 133.5 feet to an iron pin in the westerly margin of a proposed roadway; thence with the margin of said roadway, as shown on said survey, north 2 degrees 45' east 460 feet to an iron pin; thence north 70 degrees 30' west 131 feet to a point which is 131 feet easterly from the easterly line of the Estes property above mentioned; thence south 2 degrees 40' west 472 feet to the beginning.

Being the same property conveyed to Gerald Hix Smith and wife Nettie L Smith by deed from Mary Gladys Smith, dated 07/20/76 filed for record on 07/21/76 in Book 5048, Page 237, Registers Office for Davidson County.

unimproved ( )
This is improved ( X ) property, known as 864 Battery Lane, Nashville, Tennessee
(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 our hand s this 1st day of September, 2000

Gerald Hix Smith by atty in fact Lisa J Jeff
Gerald Hix Smith

Nettie L. Smith by atty in fact Lisa J Jeff
Nettie L. 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 Gerald Hix Smith and wife, Nettie L. 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 hand and official seal at Goodlettsville, Tennessee, this 1st day of September, 2000.

Commission expires _____

_____
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 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 _____, _____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of September, 2000, before me personally appeared Lisa Neff with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledges the execution of the foregoing instrument on behalf of Gerald Hix SMith and wife, Nettie L Smith, as thier attorney-in-fact, as the free act and deed of the within named Gerald Hix Smith and wife, Nettie L Smith. Witness my hand and official seal.

MY COMMISSION EXPIRES ON:

STACY M. GAFFORD
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

My Commission Expires 08-20-03

Stacy M. Gafford
NOTARY PUBLIC