Davidson County DEEDWARR
Recvd: 10/26/00 08:25 2pgs
Fees:11.00 Taxes:469.90
20001026-0105996

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

# Warranty Deed

| ADDRESS NEW OWNERS: | PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: | MAP-PARCEL NOS. |
|---|---|---|
| Ned D. Smith<br>2503 Dickerson Pike<br>Nashville, TN 37207 | Same as New Owner | Map 71-3<br>Parcels 99, 150, 158 and 157 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, CLYDE H. SMITH, unmarried and BAXTER M. SMITH, unmarried, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto NED D. SMITH, hereinafter referred to as the "GRANTEE", his heirs or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The following property line description of part of the Baxter and Clyde Smith property is a combined group of four (4) parcels on Metro Property Map 71-03, namely, parcels 099, 150, 157, and 158, and is further described as Lot No. 1, according to a survey by Alpha 2000 Group, LLC, Gary R. Cummings, Tennessee RLS #36, dated August 1, 2000 and Revised September 08, 2000 as follows:

BEGINNING at an old car axle in the easterly margin of Dickerson Road, said point being the northwest corner of the subject property and the southwest corner of Parcel 097 of Property Map 71-03; thence running with the southerly boundary of a subdivision entitled "C.L. Morris Subdivision", as recorded in Plat Book 1835, page 116, Register's Office for Davidson County, Tennessee, dated April 21, 1952, and with four (4) parcels of said property map. Said parcels are, respectively, 097, 096, 095, and 094, South 63 deg. 05' 59" East 395.24 feet to a new iron rod in the southerly boundary of parcel 94; thence leaving said southerly boundary, severing the original tract, and running with the westerly boundary of Parcel 159 of the original tract, South 03 deg. 56' 14" West, 239.44 feet to a new iron rod in the northerly margin of an unimproved 10' alley; thence running with the northerly margin of the unimproved alley, North 86 deg. 03' 46" West 341.36 feet to a new iron rod in the easterly margin of a 10' unimproved alley; thence running with said alley's easterly margin, North 35 deg. 21' 35" East 151.21 feet to a new iron rod in the northeast terminus of the 10' alley; thence running with the northerly terminus of the alley and the northerly boundary of adjacent Parcel 107 of Property Map 71-3, North 86 deg. 03' 46" West 181.77 feet to an old iron rod in the easterly margin of Dickerson Road, said point being the northwest corner of Parcel 107; thence running with the easterly margin of Dickerson Road, in a northeasterly direction, with a curve having a central angle of 10 deg. 46' 34", a radius of 1,472.50 feet, an arc length of 276.95 feet, and a chord bearing and distance of North 20 deg. 50' 00" East 276.54 feet to the point of beginning and containing 116,631 square feet, more or less, or 2.677 acres, more or less.

BEING a part of the same property conveyed to Clyde H. Smith and Baxter M. Smith by deed from W. T. Smith and wife, Daisy H. Smith, of record in Book 4291, page 11, Register's Office for Davidson County, Tennessee; by Quitclaim Deeds from Leslie E. Smith of record in Book 8572, page 922, Book 8572, page 920, Book 8572, page 918 and Book 8572, page 916, said Register's Office.

The foregoing description was prepared from a survey dated August 1, 2000 and Revised September 8, 2000, by Alpha Group 2000, LLC, Gary R. Cummings, Registered Land Surveyor, No. 36.

The mailing address for said property is 2501 and 2503 Dickerson Road, Nashville, TN 37207.

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

And we, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2000, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, at closing.

2. Subject to any and all matters as they may appear on the Plan of record in book 161, pages 26 and 27, said Register's Office.

3. Subject to easement for sanitary sewers and/or storm drainage of record in Book 4400, page 900, said Register's Office.

4. Subject to 100' TVA Overhead Power Transmission Line Easement of record in Book 787, page 53, said Register's Office.

5. Subject to any and all matters as they may appear on the unrecorded survey dated 8/1/00 revised 9/8/00 by Alpha Group 2000, LLC, Gary R. Cummings, RLS #36, including but not limited to the property being within the Special Flood Hazard Zone AE, as shown on the said survey.

And, we, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs or assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

CLYDE H. SMITH, unmarried

BAXTER M. SMITH, unmarried

"GRANTEE"

NED D. SMITH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLYDE H. SMITH, BAXTER M. SMITH and NED D. SMITH, 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, at office, this the 24th day of October, 2000.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 8, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $127,000.00.

Affiant

Sworn to and subscribed before me, this the 24th day of October, 2000.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 8, 2001