BOX 17

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/01/01 13:31 2pgs
Fees:11.00 Taxes:338.55

20010501-0043840

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 91,500.00

W. Wade Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF April, 2001

Lauri A. Beasley
Notary Public

MY COMMISSION EXPIRES 11/24/2001

LAURI A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| W. Wade Smith (NAME) | Same (NAME) | MAP 61-8 |
| 2701 Overhill Circle (ADDRESS) | (ADDRESS) | PARCEL 80 |
| Nashville, TN 37214 (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, William L. Smith, Executor of the Estate of Lillian C. Pratt, deceased,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO W. Wade Smith and wife, Brenda C. 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:

Land in the 11th, formerly the 18th, Civil District of Davidson County, Tennessee, being Lot No. 17 of Section 2 on the plan of McGaughey Heights, as of record in Book 1835, page 58, Register's Office for said County, and a triangular reserved strip of land lying between said Lot No. 17 and Lot No. 32 on the plan of McGaughey Heights, Section 3, as of record in Book 1835, page 120, said Register's Office, described together as follows:

Beginning on the southerly margin of Richmond Drive at the corner of Lot Nos. 17 and 18; thence with the line between said two lots southwardly 147.8 feet; thence South 51 deg. 01' East 16 feet to the northeast corner of said Lot No. 32; thence with the northern boundary line of said Lot No. 32, westwardly 153.6 feet to a point on the easterly margin of a 2 foot reserved strip shown on the plan of King's Subdivision, Section 1, as of record in Book 1130, page 94, said Register's Office, the said easterly margin of said 2 foot strip being the easterly margin of Hedgewood Drive as shown on the plan of McGaughey Heights, Section 2, as of record in Book 1835, page 58, said Register's Office, and Section 3, of record in Book 1835, page 120, said Register's Office; thence with the easterly margin of said 2 foot reserved strip or Hedgewood Drive North 9 deg. 08' West 150 feet to the beginning of a curve; thence around said curve in a northeasterly direction 33.19 feet to the southerly margin of said Richmond Drive; thence with the southerly margin of said Richmond Drive, eastwardly 161.85 feet to the beginning.

Being the same property conveyed to H. L. Pratt and wife, Lillian C. Pratt by deed from Robert B. Rose, Jr. and wife, Marian D. Rose of record in Book 2281, page 387, and H. L. Pratt having since died and the property vested in Lillian C. Pratt by deed of record in Book 5779, page 119, Register's Office for

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 1200 Richmond Drive, Nashville, TN 37216
(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 26th day of April, 2001

William L. Smith, Executor

William L. Smith, Executor

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 William L. Smith, Executor

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of April 2001.

Commission expires 11/24/2001

LAURI A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Laurie A. Beasley
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

LEGAL DESCRIPTION CONTINUATION

Davidson County, TN.

Subject to restrictions of record in Book 1972, page 580 and Book 2044, page 310, said Register's Office.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 1835, page 58 and Book 1835, page 120, said Register's Office.

Taxes for the year 2001 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.