Davidson County DEEDWARR
Recvd: 01/05/04 13:33 3pgs
Fees:18.00 Taxes:1850.00

20040105-0001283

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Richard Bryan Smith, et al	New Owners	Map 68.00
4924 Toney Carroll Rd.		Parcel 4
Ashland City, TN. 37015		11746 7a

This instrument prepared by : Joseph V. Ferrelli, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Roberta Craus** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Richard Bryan Smith, as tenants in common with David L. Smith and wife, Rachel M. Smith who take their interest as tenants by the entirety** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

See Attached Exhibit A.

Being part of the same property conveyed to Chester P. Craus and wife, Roberta Craus, by deed of record in Book 3158, page 288, said Register's Office. The said Chester P. Craus died on December 21, 1972 leaving the property to Roberta Craus by operation of law.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.

This is unimproved property commonly known as 4818 Ashland City Highway, Nashville, Tennessee 37218.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $500,000.00.

Affiant

Subscribed and sworn to before me this 31st day of December, 2003.

Notary Public

My Commission Expires:

JOSEPH V. FERRELLI
Notary Public, Davidson County, Tennessee
My Commission Expires July 24, 2004

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

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 22 NC day of December, 2003.

Roberta Craus
ROBERTA CRAUS
By Linda Craus Mayes, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 22 NC day of December 2003, before me personally appeared Linda Craus Mayes, to me known to be the person who executed the foregoing instrument on behalf of Roberta Craus, pursuant to a Power of Attorney, and who acknowledged that she executed the foregoing instrument as the free act and deed of the said Roberta Craus.

WITNESS my hand and official seal at Nashville, Tennessee, this 23 NC day of December, 2003.

Joseph V. Stevella
Notary Public

My Commission Expires:
JOSEPH V. STEVELLA
Notary Public, Davidson County, Tennessee
My Commission Expires July 24, 2004

EXHIBIT "A"

Two tracts of land in the 13th Civil District of Davidson County, Tennessee, being part of the lands of O. W. Tribble shown on a copy of a drawing made by L. E. Petty, Surveyor, (which is not a survey), dividing said Tribble's land into Tracts A, B, C, and D, Tract No. 1 being shown on said drawing as Tract "C", containing 2.3.60 acres more or less and described as follows:

BEGINNING at a point in the center line of New Hydes Ferry Pike (also known as Highway No. 12) at the corner of Tracts B and C; thence with the line between said tracts as follows: North 17° 45' east 36 poles to an elm; north 52° west 19.04 poles to a hickory; north 26° 30' west 32.68 poles to a stake near an oak; thence along the westerly line of Tract "C" as follows: North 51½° east 27.6 poles to a hickory; north 12-3/4° east 22.15 poles to a stake; north 29° west 55 poles to an elm; north 47½° west 16.4 poles to a sugar maple; north 47° west 16 poles to a stake; north 63½° west 9.66 poles to an old stone corner; north 1-3/4° east 104.5 poles to a corner; south 67° east 9.5 poles to a stake; south 77° east 16 poles to a stake; north 57° east 19.32 poles to a stake; north 32½° east 15.32 poles to an old hickory corner; north 14½° east 33.6 poles; north 28° east 24.5 poles to a stake; north 3° east 27.2 poles to a stake with elm pointers; north 6½° east 10 poles to an ash; north 85° east 6.2 poles to an elm; south 74½° east 13 poles to an elm; north 75½° east 10 poles to a stake; north 69° east 13 poles to a stake; north 51½° east 10 poles to a stake; south 89° east 18.8 poles to a stake, being the northeast corner of Tract C; thence along the easterly line of same, south 72.8 poles to an ash; south 48° west 14 poles to a white oak; south 35° west 29 poles to a stake; south 30° west 10 poles to a stake, south 8° east 6½ poles to a post; south 75° 30' east 19 poles to a corner of Tracts C and D; thence with the line between said tracts as follows: south 9° 25' west 90 poles; south 12° 55' west 36.75 poles; south 81° east 9.08 poles; south 14° 15' west 24.68 poles; south 6° 30' east 64.48 poles to the center line of said New Hydes Ferry Pike; thence with the center line of same, southwesterly 79 poles to the beginning.

EXCEPTING, however, a tract of one acre more or less that was conveyed to W. B. Moore and wife, Thelma Madaline Moore, by deed from J. W. Woolard and wife, of record in Book 2340, page 119, Register's Office for said County.

Tract No. 2 being part of Tract "D" shown on the above mentioned plan in Tract No. 1, and described as follows:

BEGINNING at a stake, which is the N. E. corner between Tract "D", owned by W. D. Johnson and wife and Tract "C" owned by J. W. Woolard and wife, said tracts being represented and shown by diagrams, east line running north with wire fence approximately 108 feet to corner of said fence; thence southwest approximately 150 feet adjoining fence at branch run; thence south approximately 83 feet to corner as shown on fence post at corner of pig pen, this being southwest corner of tracts described above; thence east approximately 150 feet to the beginning corner, a stake; said tract containing between 1/2 and one acre of land.

Included in the above but excluded therefrom is that portion thereof described in the deeds recorded in Book 9658, page 847, and Book 10031, page 661.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED