Davidson County DEEDWARR
Recvd: 02/26/04 12:06 3pgs
Fees:18.00 Taxes:925.00
20040226-0021900

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
Phillip Arlen Smith, et ux 6617 River View Drive Nashville, TN 37209	Owner	101-00-0 021.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $ 250,000.00 .

Affiant

Subscribed and sworn to before me this 16 day of February, 2004.

Notary Public

My Commission Expires:

August 3, 2005

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FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Keith Anderson, and wife, Jennifer Anderson,** ***who joins in this conveyance for the purpose of conveying any marital interest she may have in and to the subject property,*** ("Grantors") by these presents do hereby transfer, sell and convey to **Phillip Arlen Smith** ("Grantee") his heirs and assigns, a certain tract or parcel of real property located in Davidson County, State of Tennessee, more particularly described as follows, to wit:

Tract 1

Being a tract of land shown on Property Map 101, Assessor's Office, Davidson County, Tennessee, bounded in general by River View Drive on the south, Stanley C Brown remainder on the west, Cumberland River on the north and Samuel S. Wright property on the east, more particularly described as follows:

Commencing at an iron pipe located 20 feet north of the center of River View Drive, the common corner of Gregory A. Wilkinson (ref. Deed Book 6723, page 939, R.O.D.C.T.) and Samuel S. Wright (Ref. Deed Book 5868, page 192, R.O.D.C.T.) thence with the margin of River View Drive and Wright's south line north 73 degrees 28 minutes 15 seconds west, 100.98 feet to a point, the beginning point for the following described tract also the SE corner of Stanley G Brown property (Ref. Deed Book 8332, page 435, R.O.D.C.T.) thence continuing with River View Drive north 73 degrees, 28 minutes 15 seconds west, 4.00 feet to an iron pin set this survey, thence leaving said road and with a new line north 17 degrees 00 minutes 00 seconds East, passing an iron pin at 130 feet, and another iron pin at 195 feet, and a witness iron pin at 220.95 feet, in all, 277.50 feet to a point on the low water mark of the Cumberland River, thence south 65 degrees 00 minutes 00 seconds east 4.04 feet to a point, the common corner between Brown and Wright, thence leaving said River and with the original line between Brown and Wright south 17 degrees 00 minutes 00 seconds west, passing an existing witness pin at 56.66 feet and another pin at 262.14 feet, in all 276.90 feet to the true point of beginning, being a portion of Stanley G. Brown property recorded in Deed Book 8332, page 435, R.O.D.C.T. according to a survey by Rudolph L. Chapdelaine, 5106 Old Harding Road, Franklin, TN 37064, dated August 5, 1991.

Being the same property conveyed to Samuel S. Wright, unmarried, by deed from Stanley G. Brown and wife, Mildred H. Brown, of record in Book 8428, page 457, Register's Office for Davidson County, Tennessee and being part of the same property conveyed to Keith Anderson by deed from the said Samuel S. Wright, of record in Book

11564, page 926, said deed being re-recorded as Instrument No. 20040226-0021899 _____, Register's Office for Davidson County, Tennessee.

TRACT 2

Being in the 8th, formerly 12th Civil District, being part of the north part of a tract of 36.09 acres on the south side of Cumberland River, and west of Overall Creek, and known as Lot No. 4 on a Plot Plan of the Leland J. Dugger Property, not of record, prepared by George K. Reese, dated July 29, 1954, and described as follows:

BEGINNING at a point on the northerly margin of a 40 foot roadway, the common corner of Lots 3 and 4; thence with the margin of said roadway, south 73-1/2 degrees east 100 feet to the corner of Lot 5; thence with the line between Lots 4 and 5, northerly 248.92 feet to the low water mark of Cumberland River; thence with low water mark of said River, approximately north 65 degrees west to the corner of Lot 3; thence with the line between Lots 3 and 4, southerly 270.25 feet more or less to the beginning.

BEING the same property conveyed to Samuel S. Wright by deed of record in Book 5868, page 192, Register's Office for Davidson County, Tennessee, and being part of the same property conveyed to Keith Anderson by deed from the said Samuel S. Wright, of record in Book 11564, page 926, said deed being re-recorded as Instrument No. _____ 20040226-0021899 _____, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. Property taxes for 2004 and subsequent years to The Davidson County Trustee, a lien but not yet due and payable.
2. Any titles or rights asserted by anyone including but not limited to persons, corporations, governments or other entities to tide lands, or lands comprising the shores or bottoms of navigable rivers, lakes, bays, ocean or gulf, or lands beyond the line of the harbor or bulkhead lines as established or changed by the United States Government, or water rights, if any.
3. Restrictive covenants contained in Book 2296, page 415, and Book 2337, page 255, Register's Office for Davidson County, Tennessee.
4. Easement for electric power transmission line of record in Book 2397, page 63, Register's Office for Davidson County, Tennessee.
5. Easement for flowage, of record in Book 2147, page 151, said Register's Office.
6. Easement for agreement and rights of others in and to joint use of roadway of record in Book 2337, page 255 and Book 2296, page 419, said Register's Office for Davidson County, Tennessee.
7. Subject to all matters appearing on the plan of record in Book 21, page 98, Register's Office for Davidson County, Tennessee. (Applies to Tract 1)
8. Rights of upper and lower riparian owners in and to the water of the Cumberland River crossing or adjoining the property, and the natural flow thereon, free from diminution or pollution.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to Phillip Arlen Smith his heirs and assigns forever.

AND the Grantors do hereby covenant with Phillip Arlen Smith that they are lawfully seized and possessed of the said land in fee simple, have a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND the Grantors do further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to the said real property to the said Phillip Arlen Smith his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 16th day of February 2004.

GRANTORS:

Keith Anderson

Jennifer Anderson

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Barbara S. Lamb, a Notary Public in and for said county and state, the within named **Keith Anderson and wife, Jennifer Anderson,** with whom I am personally acquainted and who, upon oath, acknowledged themselves to be the bargainors herein, and further acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Brentwood, Tennessee, this 16th day of February, 2004.

My Commission Expires:

August 3, 2005

Barbara S. Lamb
Notary Public

