Davidson County DEEDWARR
Recvd: 05/04/04 13:45 2pgs
Fees:13.00 Taxes:880.60
20040604-0066196

WARRANTY DEED

JAMIE CRUTCHFIELD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 238,000.00

Marie Bradford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of May, 2004.

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Tina L. Smith	Countrywide Home Loans	Map 85
3004 Lebanon Pike	P.O. Box 10423	Group 15
Nashville, TN 37214	Van Nuys, CA 91410-0423	Parcel 21

FOR AND IN 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
Mary Boyd Fuller and Alice Boyd Kennon and Doyle Arthur Boyd, Jr. and Eleanor Boyd Green,* hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Tina L. 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:

A tract of land in the 3rd Civil District of Davidson County, Tennessee, adjoining the town of Donelson and described according to a copy of a survey thereof made August 20, 1949, by Z.J. Wilkinson, Surveyor, as follows:

Beginning at a point in the center line of Lebanon Pike 32 feet west of the original southeast corner of a 5.52 acre tract conveyed to the Trustees of Price Memorial Methodist Episcopal Church South, by deed of record in Book 736, Page 57, of the Register's Office for said County, said point being 32 feet west of a point in the west margin of an 18 foot roadway running along the west line of the Peek lot; thence with the center line of said Lebanon Pike, South 53 deg. 10' West, 168 feet to a point, being the Southeast corner of the Laws property; thence along Laws' easterly line North 38 deg. 30' West 540.5 feet to a point; thence North 46 deg. East 152 feet to a stake, being a corner of the property conveyed to H.E. Stanford; thence along Stanford's westerly line South 39 deg. 15' East 538 feet to the beginning.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED THEREFROM is the following Right of Way Acquisition:
Beginning at a point in the Present Right-of-Way of Lebanon Pike 45.31 feet left of Station 20+26.63 for Project 01-R-08, on file at the Public Works Department of Davidson County, Tennessee, said point being the point of beginning;

Thence North 33 degrees 31 minutes 12 seconds West, 19 feet to a point in the Proposed Right-of-Way of Lebanon Pike;

Thence North 57 degrees 30 minutes 53 seconds East, 23.56 feet to a point in the Proposed Right-of-Way of Lebanon Pike;

Thence with a curve to the left, having a radius of 3383.75 feet, an arc length of 126.55 feet, a chord bearing of North 56 degrees 26 minutes 36 seconds East, and a chord length of 126.55 feet to a point on the Proposed Right-of-Way;

Thence with a curve to the left, having a radius of 10 feet, an arc length of 15.62 feet, a chord bearing of North 10 degrees 02 minutes 01 seconds East, and a chord length of 14.08 feet to a point;

Thence North 54 degrees 46 minutes 47 seconds East, 6.23 feet to a point on the Present Right-of-Way of Disspayne Drive;

Thence South 35 degrees 13 minutes 13 seconds East, 29.04 feet to a point on the Present Right-of-Way of Lebanon Pike;

Thence with the Present Right-of-Way of Lebanon Pike and a curve to the right, having a radius of 3402.75 feet, an arc length of 143.69 feet, a chord bearing of South 56 degrees 18 minutes 18" seconds West, and a chord length of 143.67 feet to a point;

Thence continuing with the Present Right-of-Way of Lebanon Pike, South 57 degrees 30 minutes 53 seconds West, 23.22 feet, to the point of beginning.

BEING the same property conveyed to Margaret D. Boyd, Trustee by Quitclaim Deed from Margaret Boyd,

***Co-Successor Trustees of the Margaret D. Boyd Revocable Living Trust**

Individually, of record in Book 11502, Page 737, Register's Office for said County. See also deed of record in Book 2752, Page 455 and Book 2026, Page 404, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3004 Lebanon Pike, Nashville, TN 37214

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 hands this 25th day of May, 2004.

Mary Boyd Fuller
Mary Boyd Fuller

Alice Boyd Kennon
Alice Boyd Kennon

Doyle Arthur Boyd, Jr.
Doyle Arthur Boyd, Jr.

Eleanor Boyd Green
Eleanor Boyd Green

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 Mary Boyd Fuller, Alice Boyd Kennon, Doyle Arthur Boyd, Jr., and Eleanor Boyd Green, Co-Successor Trustees of the Margaret D. Boyd Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that theyexecuted the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of May, 2004.

My Commission Expires: 3/31/07

Jamie Crutchfield
Notary Public

