Davidson County DEEDWARR
Recvd: 07/28/04 09:10 4pgs
Fees:23.00 Taxes:513.93
20040728-0090024

**[ADDRESS NEW OWNER:]** **[SEND TAX BILLS TO:]** **[MAP-PARCEL NO.]**

| | | |
|---|---|---|
| Intercept Security Protective Agency, Inc.<br>d/b/a I.S.A, Inc. | (NEW OWNERS) | Map/Parcel 70-13-5- Tract I<br>Map/Parcel 70-13-6- Tract II |
| 3763 Westport Drive | | Map/Parcel 70-13-15-Tract III |
| Nashville, TN 37218 | | |

**This instrument prepared by: Robert J. Notestine, III., Attorney at Law, 104 Woodmont Blvd., S-115, Nashville, TN 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, **Jerolyn Ruth Smithson, Executrix for The Estate of Eula Frances Jones Rivers and Jerolyn Ruth Smithson, Sole Surviving Beneficiary and Trustee of The A & B Trust created in the Last Will and Testament of Walter Mason Rivers, with full power to mortgage, encumber, transfer and convey without joinder of any beneficiary,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Intercept Security Protective Agency, Inc., d/b/a I.S.A. Inc., a Tennessee Corporation,**(The "Grantee"), its successors and assigns certain tracts or parcels of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

**SEE ATTACHED EXHIBIT "A"**

**The said Walter M. Rivers having since died on February 4, 1986 and upon his death, title was vested in a Trust A and Trust B, created in his Last Will and Testament for the benefit of Eula Frances Jones Rivers and Jerolyn Ruth Smithson, said Last Will and Testament was probated on February 13, 1986 in Williamson County, Tennessee Chancery Court. The said Eula Frances Rivers having since died on November 05, 1995 and upon her death, title was vested in Sole surviving beneficiary, Jerolyn Ruth Smithson. Jerolyn Ruth Smithson is executing this deed as the Executrix of the Estate of Eula Frances Jones Rivers and as the sole surviving beneficiary as Trustee of the A and B Trust created in the Last Will and Testament of Walter Mason Rivers.**

This conveyance is subject to the following:

1. 2004 Taxes, a lien not yet due and payable.
2. Easements for water mains of record in Book 1470, pages 510 and 518, said Register's Office.
3. A Permanent Easement for water mains of record in Book 1303, page 343, said Register's Office.
4. All matters appearing on the Plan of record in Book 1424, page 110, said Register's Office.

This is improved property known as: **3400 Clarksville Pike, Nashville, TN 37218.**

**[STATE OF TENNESSEE]**
**[COUNTY OF DAVIDSON]**

**The actual consideration or value, whichever is greater for this transfer is $138,900.00.**

Margaret E. Smith Shields VP
**Affiant**

**Subscribed and sworn to before me this**
**23rd day of July, 2004.**

**Notary Public**

**My Commission Expires:**

ROBERT JOHN NOTESTINE III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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

And Grantor does covenant with the said Grantee 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 Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 21st day of July, 2004.

The Estate of Eula Frances Jones Rivers

By: Jerolyn Ruth Smithson
Jerolyn Ruth Smithson, Executrix

The A & B Trusts Created in the Last Will and Testament of Walter Mason Rivers

By: Jerolyn Ruth Smithson
Jerolyn Ruth Smithson, Trustee and Sole Beneficiary

Jerolyn Ruth Smithson
Jerolyn Ruth Smithson, Individual

**STATE OF MICHIGAN**
**COUNTY OF** Oakland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JEROLYN RUTH SMITHSON** on the basis of satisfactory evidence, and who acknowledged **SHE** executed the within instrument.

WITNESS my hand and official seal at Oakland Cty, Michigan, this 21 day of July, 2004.

**Notary Public**

**My commission expires:** June 22, 2008

**JAMES D. DUSTMAN**
**Notary Public, Oakland County, MI**
**My Commission Expires Jun. 22, 2008**

**STATE OF MICHIGAN**
**COUNTY OF** Oakland

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jerolyn Ruth Smithson with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executrix of the Estate of Eula Frances Jones Rivers. And that she as such Executrix executed the foregoing instrument for the purpose therein contained, by signing the name of the Estate of Eula Frances Jones Rivers as Executrix.

**WITNESS my hand and official seal at** Oakland Cty, **Michigan, this** 21 **day of July, 2004.**

Notary Public

My Commission Expires: June 22, 2008

**JAMES D. DUSTMAN**
**Notary Public, Oakland County, MI**
**My Commission Expires Jun. 22, 2008**

**STATE OF MICHIGAN**
**COUNTY OF** Oakland

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jerolyn Ruth Smithson with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of the A & B Trust created in the Last Will and Testament of Walter Mason Rivers. And that she as such Trustee executed the foregoing instrument for the purpose therein contained, by signing the name of the A & B Trust created in the Last Will and Testament of Walter Mason Rivers as Trustee.

**WITNESS my hand and official seal at** Oakland Cty **, Michigan, this** 21 **day of July, 2004.**

Notary Public

My Commission Expires:

June 22, 2008

**JAMES D. DUSTMAN**
**Notary Public, Oakland County, MI**
**My Commission Expires Jun. 22, 2008**

EXHIBIT "A"

**TRACT NO. 1:**

**Land in Davidson County, Tennessee and further described as follows:**

**BEGINNING on the northerly margin of the Clarksville Highway in the westerly line of the property conveyed to Dr. John J. Lentz by deed from J.W. Coleman and wife, of record in Book 1044, page 393, said Register's Office; thence with the northerly margin of said highway, westwardly 100 feet; thence N 37 ½ deg E 150 feet; thence eastwardly and parallel with said highway 100 feet to said Lentz' westerly line; thence with same S 37 ½ deg W 150 feet to the beginning.**

**TRACT NO. 2:**

**Land in Davidson County, Tennessee and further described as follows:**

**BEGINNING on the northeasterly margin on Highway No. 112 in the easterly line of the Coleman property; thence with Coleman's easterly line northwardly 300 feet; thence southeastwardly 40 feet to the westerly line of the Bond property; thence with Bond's westerly line southwardly 373 feet to the northeasterly margin of said highway; thence with said highway northwestwardly 268 feet to the beginning, containing 1.06 acres, more or less.**

**Being the same property conveyed to Walter M. Rivers by warranty deed from Earl A. Cotten and wife, Anna Lee Cotten of record in Book 5409, page 198, said Register's Office.**

**TRACT NO. 3:**

**Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Resha Heights of record in Book 1424, page 110, said Register's Office, described as follows:**

**BEGINNING at a point on the westerly side of Summit Avenue, the same being the common corner of Lot Nos. 16 & 17; thence with the westerly margin of Summit Avenue, southwardly 190 feet to a concrete monument; thence to the right around a curve 31.96 feet to a monument in the northerly margin of State Highway No. 112; thence north 0 deg 50' east 244.5 feet to a point, the same being the common corner of Lot Nos. 16 & 17; thence eastwardly, with the dividing line between Lot Nos. 16 & 17, 125.4 feet to the point of beginning.**

**INCLUDED BUT EXCLUDED the above description therefrom is that portion thereof described in the Deed of Record as Book 6711, page 391 and Book 6711, page 395, said Register's Office.**

**Being the same property conveyed to Walter M. Rivers by quitclaim deed from James D. Parrish, Sr. of record in Book 5393, page 609, said Register's Office.**