THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Robert Wayne Lockhart c/o Jerry Lockhart 5546 Lickton Pike Goodlettsville, TN 37072	Same as New Owner	Map 17-00 Parcel 163.00 Field Book 10D29010

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JANE W. SMITH and DONALD L. WAGGONER, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto ROBERT WAYNE LOCKHART, a single man, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at a point in center of Brick Church Pike, (Lumsy Creek Road) and running with center of pike North 54 degrees, East 11.82 poles, thence leaving said Pike South 39 degrees, East 49 poles to stake, thence South 39½ degrees, West 23 poles, thence South 5½ degrees, West 44 poles to tree in old Forester line, thence with this old line North 84½ degrees, West 17.7 poles to corner, thence North 6 degrees, East 15.4 poles to corner, thence with old Ellis Waggoner and J. W. Hitt line North 23 degrees, West 62.6 poles to point of beginning, containing 18.55 acres, more or less.

Being a part of the same property conveyed to Margaret Sue Waggoner, Jane W. Smith, and Donald L. Waggoner, as joint tenants with rights of survivorship, and not as tenants in common, by deed of record in Book 10542, Page 670, Register's Office for Davidson County, Tennessee. The said Margaret Sue Waggoner is deceased, as a result of which Jane W. Smith and Donald L. Waggoner continue to own the said property as joint tenants, with rights of survivorship.

The mailing address for said property is 5193 Brick Church Pike, Goodlettsville, Tennessee 37072.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

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

And we, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2004, which are now due and payable, and which will be paid, in full, by the GRANTORS, without proration between the parties.

2. An order for demolition or removal of structure filed by the Metropolitan Government of Nashville and Davidson County as Instrument No. 20040114-0005981 in the Register's Office for Davidson County, Tennessee, which, by the signature of the GRANTEE, the GRANTEE will assume in full and will indemnify and hold harmless the GRANTORS, their heirs or assigns, from any cost or expense relating to any claim, demand, or judgment relating to the said order, including the GRANTORS' reasonable attorney's fees, court costs, and other litigation expenses.

THIS INSTRUMENT WAS PREPARED UPON INFORMATION FURNISHED BY THE PARTIES, WITHOUT A TITLE EXAMINATION BY THE PREPARER.

Davidson County DEEDWARR
Recvd: 12/15/04 14:12 2pgs
Fees:13.00 Taxes:74.00
20041215-0149242

And, we, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land unto the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

GRANTORS"

Jane W. Smith

JANE W. SMITH

Donald L. Waggoner

DONALD L. WAGGONER

"GRANTEE"

Robert Wayne Lockhart

ROBERT WAYNE LOCKHART

OFFICIAL NOTARY SEAL
MARCIA T VOGT
COMMISSION NUMBER
DD072549
MY COMMISSION EXPIRES
DEC. 4,2005

STATE OF FLORIDA }
COUNTY OF Polk }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANE W. SMITH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this the 6th day of December, 2004.

Marcia T. Vogt

NOTARY PUBLIC

My Commission Expires: December 4, 2005

VERNA M. GROFF
MY COMMISSION # DD 136254
EXPIRES: July 22, 2006
Bonded Thru Notary Public Underwriters

STATE OF FLORIDA }
COUNTY OF Sumter }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONALD L. WAGGONER, 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 seal, at office, this the 3 day of December, 2004.

Verna M. Groff

NOTARY PUBLIC

My Commission Expires: 7/22/06

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT WAYNE LOCKHART, 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 seal, at office, this the 9th day of December, 2004.

JACQUELINE S. TURNER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

Jacqueline S. Turner

NOTARY PUBLIC

My Comm. Expires May 28, 2006

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $20,000.00.

Robert Wayne Lockhart

Affiant

Sworn to and subscribed before me, this the 9th day of December, 2004.

JACQUELINE S. TURNER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

Jacqueline S. Turner

NOTARY PUBLIC

My Comm. Expires May 28, 2006