THIS INSTRUMENT PREPARED BY: LAWRENCE E. RAMSEY
ATTORNEY AT LAW
507 EAST COLLEGE STREET
DICKSON, TENNESSEE 37055 -
CLT 2328

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTY NINE THOUSAND AND 00/100 ($159,000.00) DOLLARS, cash in hand paid by C.J. BARNES, an unmarried widow, receipt of which is hereby acknowledged, ROLLA D. SMITH, Trustee U/D/T, February 11, 1987, and individually, has bargained and sold, and by these presents do transfer and convey unto the said C.J. BARNES, an unmarried widow, her heirs and assigns, a certain tract or parcel of land as follows:

Being Lot No. 447, on the Map of Glengarry Park Subdivision, Section IV, as of record in Book 2900, Page 72, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 447 fronts 177.1 feet on the northwesterly margin of McDonald Drive and extends back 250.0 feet on the northeasterly line and 263.5 feet on the southwesterly line, to a deed line in the rear, measuring 45.0 feet thereon.

Being the same property conveyed to Rolla D. Smith and wife, Agnes Smith, by deed from Board of Foreign Missions of the National Association of Free Will Baptists, dated August 2, 1978, of record in Book 5319, Page 782, in the Register's Office of Davidson County, Tennessee. Being the same property conveyed to Rolla D. Smith and wife, Agnes Smith, Trustees U/D/T, dated February 11, 1987, by Quitclaim Deed from Rolla D. Smith and wife, Agnes Smith, dated February 11, 1987, of record in Book 7135, Page 829, in the Register's Office of Davidson County, Tennessee. Also being the same property title to which vested in Rolla D. Smith upon the death of his wife, Agnes Smith, by reason of tenancy by the entirety.

This conveyance is subject to the restrictions and reservations of record in Book 3031, Page 42, and subject to all matters as shown in Plat Book 2900, Page 72, all in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said C.J. BARNES, an unmarried widow, her heirs and assigns, forever. And it does covenant with the said C.J. BARNES, an unmarried widow, that it is lawfully seized and possessed of the said land in Fee Simple; has a good right to convey it, and the same is unincumbered except for 1999 Davidson County property taxes which have been prorated and will be paid by Grantee. And it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to the said C.J. BARNES, an unmarried widow, her heirs and assigns, against the lawful claims

of all persons whomsoever.

WITNESS MY HAND, on this 29th day of June, 1999.

ROLLA D. SMITH, Trustee U/D/T, February 11, 1987

BY: Rolla D. Smith
ROLLA D. SMITH, Trustee

Rolla D. Smith
ROLLA D. SMITH, individually

0609 I 29
IDENTIF. & REFERENCE
99 JUL -8 AM 8:42
REGISTER
DICKSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, ROLLA D. SMITH, Trustee U/D/T, February 11, 1987, and individually, with whom I am personally acquainted or who proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 29th day of June, 1999.

NOTARY PUBLIC

ERIC THORNTON
NOTARY PUBLIC AT LARGE
DICKSON COUNTY, TENNESSEE

My Commission Expires: 11/18/02

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $159,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

C.J. Barnes
AFFIANT

Sworn to and subscribed to before me this 29th day of June, 1999.

NOTARY PUBLIC

ERIC THORNTON
NOTARY PUBLIC AT LARGE
DICKSON COUNTY, TENNESSEE

My Commission Expires: 11/18/02

****

Map: 120-09
Parcel: 8.00

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
Ms. C.J. BARNES
10037 Spring Creek
Lyles, TN 37098

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO	- CONVEYANCE	CC	- CERTIFIED COPY	MISC	- MISCELLANEOUS
MO	- MORTGAGE	REL	- RELEASE	CO TX	- STATE TAX CONVEY
WD	- WARRANTY DEED	UCC	- UNIFORM COMMERCIAL CODE	MO TX	- STATE TAX MORT
TD	- TRUST DEED	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0609129

IDENTIFICATION REFERENCE

99 JUL -8 AM 8:42

REGISTER
COUNTY, TN.

BOOK 11563 PAGE 302

CAMT
159000.00
CON TX 588.30
PRFEE 1.00
MDEED 8.00
CFEE 2.00
TOTAL 599.30
CHECK 599.30

07/08/99 01 08:44 0001 7730

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1488102