This Instrument Prepared From Information Furnished by the Parties by:
IMOGENE W. BOLIN, ATTORNEY AT LAW, P.O. BOX 467, SMYRNA, TN 37167

MAP 162-6, PARCEL 75

SEND TAX BILLS TO:

New Owners

NAME AND ADDRESS OF NEW OWNERS:

JOHN C. HINKLE, II; SALLY HINES HINKLE;
and ROBERT T. BRUCE
1496 Coleman Road
Franklin, TN 37064-7452

STATE OF TENNESSEE)
ss.:
COUNTY OF RUTHERFORD)

Davidson County DEEDWARR
Recvd: 12/29/00 08:57 5pgs
Fees:23.00 Taxes:292.30
20001229-0127253

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand, receipt of which is hereby acknowledged, and other good and valuable consideration;

We, the undersigned, BOBBY G. SMITH, WILLIAM CARL SMITH, JERRY DWAYNE SMITH, LOLETTA DEAN RAY, BRENDA MASSEY, JANICE LAVONNE BINKLEY and WILDA JOHNSON, being all the heirs and devisees named in Article V of the Last Will and Testament of RACHEL E. SMITH, Deceased, have bargained and sold and do hereby transfer and convey unto JOHN C. HINKLE II, SALLY HINES HINKLE, and ROBERT T. BRUCE, their heirs and assigns forever, that certain parcel of real estate situated in the Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 10. FAIR OAKS SUBDIVISION, Section One, according to plat appearing of record in Book 4175, Page 43, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed by deed from Jones Homes, Inc., dated November 19, 1971, to Floyd Smith and Wife, Rachal (sic) Smith, (a/k/a Rachel E. Smith), said deed being filed for record in Book 4555, Pages 916-917, Register's Office for Davidson County, Tennessee. Floyd Smith died in 1978 in Davidson County, Tennessee, leaving Rachel E. Smith (whose name was incorrectly spelled "Rachal" in the afore-referenced deed) as surviving tenant by entirety owner of the within-described property. Rachel E. Smith died testate in Lawrence County, Tennessee on August 28, 2000, leaving the above-named Grantors as her sole heirs at law and beneficiaries named in her Last will and Testament, now of record in The Probate Court for Davidson County, Tennessee, Docket No. 00P-1705.

This conveyance is made subject to restrictive covenants of record in Book 4289, Page 198, and in Book 4475, Page 864, and to other matters of record in the said Register's Office and to all rights-of-way and easements for public roads and streets.

TO HAVE AND TO HOLD the said tract or parcel of land in fee simple together with all of the appurtenances, estate and title thereunto belonging unto the said Grantees herein, their

heirs and assigns, forever.

AND we do covenant with the said Grantees herein that we are lawfully seized and possessed of said land in fee simple; have a good right to convey the same; and, the same is encumbered except as set forth herein. The 2000 property taxes have been prorated between the parties.

AND, we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees herein, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of the within-described property will be given to the Grantees with delivery of deed.

LARRY MASSEY (Spouse of Brenda Massey), BRENDA SMITH (Spouse of William Carl Smith), DONNA SMITH (Spouse of Jerry Dwayne Smith), and CONNIE SMITH (Spouse of Bobby G. Smith), join in this conveyance for the sole and express purpose of conveying their respective marital interest in the above-described property.

WITNESS OUR HANDS, this the 28th day of November, 2000.

BOBBY G. SMITH

CONNIE SMITH

BRENDA MASSEY

LARRY MASSEY

WILLIAM CARL SMITH

BRENDA SMITH

JERRY DWAYNE SMITH

DONNA SMITH

LOLETTA DEAN RAY

JANICE LAVONNE BINKLEY

WILDA JOHNSON

ACKNOWLEDGMENTS APPEAR ON FOLLOWING PAGES

STATE OF TENNESSEE)
ss.:
COUNTY OF RUTHERFORD)

Personally appeared before me, Imogene W. Bolin, the undersigned authority, a Notary Public in and for said county and state, the within named BOBBY G. SMITH and Wife, CONNIE SMITH, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Smyrna, Tennessee, this the 27th day of November, 2000.

Imogene W. Bolin
Notary Public

IMOGENE W. BOLIN NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

My commission expires: 8-18-2002

STATE OF TENNESSEE)
ss
COUNTY OF RUTHERFORD)

Personally appeared before me, Imogene W. Bolin, the undersigned authority, a Notary Public in and for said county and state, the within-named BRENDA MASSEY and Husband, LARRY MASSEY, the Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that theyexeuted the foregoing (WARRANTY DEED) for the purposes therein contained.

WITNESS MY AND OFFICIAL SEAL at office in Smyrna,Tennessee, this the 27th day of November 2000.

Imogene W. Bolin
Notary Public

IMOGENE W. BOLIN NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

My Commission Expires: 8-18-2002

STATE OF TENNESSEE)
ss
COUNTY OF RUTHERFORD)

Personally appeared before , Imogene W. Bolin, the undersigned authority, a Notary Public in and for said county and state, the within-named WILLIAM CARL SMITH and Wife, BRENDA SMITH, the Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoind (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Smyrna, Tennessee, this 27th day of November, 2000.

Imogene W. Bolin
Notary Public

My Commission Expires: 8-18-2002.

IMOGENE W. BOLIN NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

STATE OF TENNESSEE)
ss
COUNTY OF RUTHERFORD)

Personally appeared before me, Imogene W. Bolin, the undersigned authority, a Notary Public in and for said county and state, the within-named JERRY DWAYNE SMITH and Wife, DONNA SMITH, the Bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Smyrna, Tennessee, the 27th day of November, 2000.

Imogene W. Bolin
Notary Public

My Commissions Expires: 8-18-2002

STATE OF TENNESSEE)
ss
COUNTY OF RUTHERFORD)

Personally appeared before me, Lisa W. Youmans, the undersigned authority, a Notary Public in and for said county and state, the within named LOLETTA DEAN RAY, the Bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing (WARRANTY DEED) for the purposes contained therein.

WITNESS MY HAND AND OFFICIAL SEAL at office in Smyrna, Tennessee, this the 27 day of Nov. 2000.

Lisa Windsor Youmans
Notary Public

My Commission Expires: 8-17-03

STATE OF TENNESSEE)
ss
COUNTY OF RUTHERFORD)

Personally appeared before me, Lisa W. Youmans, the undersigned authority, a Notary Public in and for said county and state, the within-named JANICE LAVONNE BINKLEY, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Smyrna, Tennessee, this the 27 day of Nov. 2000.

Lisa Windsor Youmans
Notary Public

My Commission Expires: 8-17-03

STATE OF TENNESSEE)
ss
COUNTY OF RUTHERFORD)

Personally appeared before me, Lisa W. Youmans, the undersigned authority, a Notary Public in an for said county and state, the within named WILDA JOHNSON, the Bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Smyrna, Tennessee, this the 30th day of Nov., 2000

Lisa W. Youmans
Notary Public

My Commission Expires: 8-17-03

STATE OF TENNESSEE]
]
COUNTY OF RUTHERFORD]

I hereby certify or swear that the actual consideration for this transfer or value of the property transferred, whichever is greater is $79,000.00, which amount is equal to or greater than the amount which the property transfer would command at a fair and voluntary sale.

John C. Hinkle, II
Affiant

Sworn to and subscribed before me this the 30th day of November, 2000.

Tisha C. Baldwin
Notary Public

My commission expires: 9/28/02

TISHA C. BALDWIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires September 28, 2002