RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
P.O. BOZ 489, 3353 UNION HILL ROAD, STE. A
JOELTON, TN 37080

WARRANTY DEED

THIS INDENTURE is made and entered into this 6th day of February, 2001, by and between W.N. SMITH and ALMA N. SMITH, HUSBAND AND WIFE, hereinafter called Grantors, and JOE N. SMITH, A MARRIED MAN, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, WE, W.N. SMITH and ALMA N. SMITH, HUSBAND AND WIFE, Grantors, do hereby bargain, sell, transfer and convey unto JOE N. SMITH, A MARRIED MAN, hereinafter referred to as Grantee, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as 7150 AND 7144 BIDWELL ROAD, JOELTON, TN 37080.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

W.N. SMITH Signature of Seller

ALMA N. SMITH, Signature of Seller

Davidson County DEEDWARR
Recvd: 02/13/01 14:49 3pgs
Fees:15.00 Taxes:148.00

20010213-0014018

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, W.N. SMITH and ALMA N. SMITH, HUSBAND AND WIFE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **6th** day of February, 2001.

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

JOE N. SMITH, A MARRIED MAN
7174 Whites Creek Pike
Joelton, TN 37080

Property Address:

7150 AND 7144 BIDWELL ROAD
JOELTON, TN 37080

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 21, PARCELS 353 AND 354

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$40,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **6th** day of **February, 2001.**

Notary Public

My Commission Expires: 5/30/2004

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JOELTON, TN 37080

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lots 6 and 7 on the Final Plat of Faith Place, of record in Plat Book 7900, page 292, Register's Office for Davidson County, Tennessee. Reference is hereby made to said plat for a more complete and accurate legal description thereof.

BEING a portion of the same property conveyed to W.N. SMITH and ALMA N. SMITH, HUSBAND AND WIFE by Warranty Deed from CARLOS HARPER FORD ET UX, of record in Book 8356, PAGE 17, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2001 and subsequent years, A LIEN, not yet due and payable (MAP 21, PARCELS 353 AND 354).

2. All matters as set forth on the Plan of record in Plat Book 7900, page 292, said Register's Office.
3. Any and all other matters appearing of record.