This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

mail Record & Return To:

ADDRESS NEW OWNER:
Alexander Poston, Jr.
7700 Scenic River Lane
Nashville, Tennessee 37221

Davidson County DEEDWARR
Recvd: 03/13/01 16:04 2pgs
Fees:11.00 Taxes:1702.00
20010313-0024124

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Franklin American Mortgage Company
501 Corporate Center Dr.
Franklin, TN 37067

MAP **141-104**
GROUP
PARCEL

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **James Ed Smith and wife, Wanda L. Smith** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Alexander Poston, Jr. and wife, Kathy M. Poston**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 10 of Scenic River Farms Subdivision, of record in Plat Book 9700, page 553-554, Register's Office for Davidson County, Tennessee, containing 16.621 acres, more or less, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to James Ed Smith and wife, Wanda L. Smith by deed from Heart-Felt Greetings, Inc. of record in Book 9309, page 664, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2001 and subsequent years.

This is improved property known as 7700 Scenic River Lane, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEES", their heirs and assigns, forever, and, GRANTORS do covenant with the said "GRANTEES" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 9th day of March, 2001.

James Ed Smith

Wanda L. Smith

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **James Ed Smith and wife, Wanda L. 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 within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 9th day of March, 2001.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/2004

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $460,000.00.

AFFIANT

Subscribed and sworn to before me on this 9th day of March, 2001.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/2004