PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

COMMONWEALTH TITLE AGENCY
333 GALLATIN RD. SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 17th day of May, 2001, by and between JOSEPH A. FALLS, EXECUTOR UNDER THE WILL OF CLARA H. FALLS, DECEASED, hereinafter called Grantor, and JOE N. SMITH, 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, JOSEPH A. FALLS, EXECUTOR UNDER THE WILL OF CLARA H. FALLS, DECEASED, Grantor, does hereby bargain, sell, transfer and convey unto JOE N. SMITH, hereinafter referred to as Grantee, his/her successors, heirs and assigns, all of that 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 Grantor 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 improved property known as .099 ACRES, EATONS CREEK ROAD, DAVIDSON COUNTY, TENNESSEE.

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

Grantor further covenants and binds himself and
his 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 hand and seal of Grantor on the day and year first above written.

Davidson County DEEDWARR
Recvd: 05/23/01 15:38 3pgs
Fees:15.00 Taxes:2.22



20010523-0053703

Joseph A. Falls Executor

JOSEPH A. FALLS, EXECUTOR UNDER
THE WILL OF CLARA H. FALLS, DECEASED
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, JOSEPH A. FALLS, EXECUTOR UNDER THE WILL OF CLARA H. FALLS, DECEASED, 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 **17th** day of May, 2001.

Notary Public

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: My Commission Expires May 28, 2004

Name and Address of Property Owner:

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

Property Address:

.099 ACRES, EATONS CREEK ROAD
DAVIDSON COUNTY, TENNESSEE

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 15, PART OF PARCEL 7

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 **$600.00** 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 **17th** day of **May, 2001.**

Notary Public

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: My Commission Expires May 28, 2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Land lying in Davidson County, Tennessee, on the southerly margin of Eatons Creek Road, south of Interstate Highway-24, and being further described according to a survey dated November 4, 1997 by Wm. Robert Seigenthaler, Tenn. Registered Land Surveyor No. 177, as follows:

Beginning at the northwest corner of the herein described tract at an iron pin in the south margin of Eatons Creek Road, (also known as a frontage road to Interstate Highway-24), said point of beginning being 71.62 feet west of a concrete right of way monument that marks the beginning of a curve in said south margin of Eatons Creek Road; thence South 65 degrees 30 minutes 00 seconds West, crossing Long Creek, 90.50 feet to an iron pin in the north boundary line of a twenty-five acre tract conveyed to Elston G. Winters and wife, Anita K. Winters, of record in Book 2496, page 45, Register's Office for Davidson County, Tennessee; thence with said Winters' north boundary line, South 50 deg. 00 min. 00 sec. East 53.10 feet to an iron rod; thence North 71 deg. 15 min 00 sec East 79.55 feet to a point in the south margin of Eatons Creek Road, said point being 14.54 feet west of a concrete right of way monument in the south margin of Eatons Creek Road; thence with said margin of Eatons Creek Road around a curve to the left having a radius of 876.06 feet, a central angle 3 deg 43 min 59 sec, and a chord bearing North 36 deg 08 min 04 sec West 57.07 feet, for a distance with the curve of 57.08 feet to the point of beginning, and containing 0.099 acre, more or less, or 4,350 +- square feet.

Being the southwest 0.099 acre of a 7.2 acre tract described as the second tract of the property conveyed to James R. Falls, by Warranty Deed from AMBERS HARPER ET AL, of record in BOOK 1970, PAGE 88, Register's Office for DAVIDSON County, Tennessee. The said James R. Falls having since died on June 25, 1994, testate, and by his Last Will and Testament filed in the Probate Court for Davidson County, Tennessee, Docket No. 94P-1059, Will Book 191, page 680, said Probate Court, the property vested in his surviving spouse, Clara H. Falls. Clara H. Falls died on October 3, 1999, testate, and by her Last Will and Testament filed in the Probate Court for Davidson County, Tennessee, Docket No. 99P-1641, and filed in Will Book 230, page 768, said Probate Court, the property vested in Joseph A. Falls, a 1/6 undivided interest, James Ross Falls, Jr., a 1/6 undivided interest, Glenn T. Falls, a 1/6 undivided interest, Wayne H. Falls, a 1/6 undivided interest, Belinda D. atanach, as Trustee for Patti Sue Davis, a 1/6 undivided interest, Carolyn C. Coyle, an 1/18 undivided interest, Allen R. Corbitt, an 1/18 undivided interest, and Gail E. VanHooser, an 1/18 undividied interest. Pursuant to said Last Will and Testament, Joseph A. Falls, personal representative/executor, was empowered to sell and convey said property in his capacity as personal representative.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2001 and subsequent years, A LIEN, not yet due and payable (MAP 15, PART OF PARCEL 7).

3. Any and all other matters of record.