PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

Davidson County DEEDWARR
Recvd: 02/22/02 09:11 2pgs
Fees:13.00 Taxes:314.50

20020222-0022869

WARRANTY DEED

THIS INDENTURE is made and entered into this **28th** day of **January, 2002** between **ROGER D. SMILEY and PHYLLIS A. SMILEY, husband and wife** and **SHANE A. SMILEY**, GRANTOR, and **DEONNA CLEMENT, an unmarried woman, and ERNEST LOUALLEN II, an unmarried man***, GRANTEE.

*as joint tenants with the right of survivorship

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **ASHLAND CITY**,, County of **DAVIDSON**, State of Tennessee, more particularly described as follows:

Land in the Thirteenth Civil District off Davidson County, Tennessee, described according to a copy of a survey off Tract No. 15 E. E. Brown Farm, of record in Book 161, Page 171, R.O.D.C. Tennessee, by Ralph W. C. Lambert, surveyor, dated November 6, 1955, as follows:

Beginning at a spike in the center of Bull Run Road, said spike being south 47 degrees 07' 180 feet from spike in the center of Bull Run Road, the southeast corner of the property conveyed to Walter D. Whittemore and wife, by deed from Rufus Gallaher, Jr. and wife, of record in Book 2448, Page 166, R.O.D.C. Tennessee; thence N 41 degrees 45' W 225 feet to a point; thence S 30 degrees 37' E 90 feet to an iron pin; thence S 40 degrees 41 W 200 feet to a spike in the center of Bull Run Road; thence N 47 degrees 07' W 90 feet to the point of beginning.

Being the same property further **conveyed to Roger D. Smiley and wife, Phyllis A. Smiley and son, Shane A. Smiley by Quitclaim Deed from Phyllis Smiley and husband, Roger Smiley, of record in Instrument No. 20001113-0112490, Register's Office for Davidson County, Tennessee, dated 11-6-00 and filed for record on 11-13-00.**

Being the same property **~~further~~ conveyed to Phyllis Smiley and husband, Roger Smiley by deed from Becky Wolfe, a married woman, Linda Powers, a single woman, Ronnie Wayne Biggs, a married man, Jean Fisk, a married woman, Dorothy Denton, a single woman, and David Michael Biggs, a married man, of record in Instrument No. 20000707-0067454, Register's Office for Davidson County, Tennessee.**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree 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 herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Roger D. Smiley
ROGER D. SMILEY
Signature of Seller

Phyllis A. Smiley
PHYLLIS A. SMILEY
Signature of Seller

Shane A. Smiley by
SHANE A. SMILEY
Signature of Seller Roger D. Smiley
as attorney in fact

INDIVIDUAL)
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Roger D. Smiley and wife, Phyllis A. Smiley,** the within names 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 28th day of January, **2002.**

Notary Public

My Commission Expires: 9/28/02

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 28, 2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROGER D. SMILEY,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **SHANE A. SMILEY,** who acknowledged that he executed the within instrument for the purposes therein contained as the free act and deed of said **SHANE A. SMILEY** by Limited Power of Attorney being recorded simultaneously herewith.

Witness my hand, at office, this 28th day of January, 2002.

Notary Public

My Commission Expires: 9/28/02

Name and Address of Property Owner:

DEONNA CLEMENT and ERNEST LOUALLEN, II
4996 Bull Run Road
Ashland City, TN 37015

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 28, 2002

Property Address:

4996 Bull Run Road
Ashland City, TN 37015

Person Responsible for Taxes:

1st Trust Bank for Savings
5109 Peter Taylor Park
Brentwood, TN 37027

Parcel #: 04600-0 #041.00

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 **$85,000.00** 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 ___ day of January, **2002.**

Notary Public

My Commission Expires: 9/28/02

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 28, 2002

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