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jtc file no. 15044-2

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
Arlis C. Tester and Bina M. Tester, Trustees
5115 Brucewood Drive
Nashville, Tennessee 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Equity Services, Inc. D/B/A
Affordable Funding
5711 Six Forks Road, Suite 201
Raleigh, NC 27609

Davidson County DEEDWARR
Recvd: 04/23/02 09:52 2pgs
Fees:13.00 Taxes:529.10
20020423-0049840

MAP AND PARCEL:
MAP 161-6
PARCEL 158
6DU-75026

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Dorothy Presley Smith, Executrix of the ESTATE OF JIM B. SMITH, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Arlis C. Tester, Trustee and Bina M. Tester, Trustee of the Bina M. Tester Living Trust, Under Trust Agreement Dated January 27, 1998, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 211, on the Plan of Huntington Park, Section Two, of record in Plat Book 4175, Page 108, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Jim B. Smith by deed from Leo Edward Harding and wife, Mildred N. Harding of record in Book 11122, Page 425, Register's Office for Davidson County, Tennessee. The said Jim B. Smith having since died testate, and his Last Will and Testament was admitted to Probate, Case #01P 1262, of record in Image No. 2037/374603, Probate Court for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 4393, Page 383, and such easements and setback lines of record in Plat Book 4175, Page 108, said Register's Office.

Taxes for 2002 have been pro-rated and assumed by Grantee.

Dorothy Presley Smith, Executrix of the Estate of Jim B. Smith joins herein for the purpose of warranting to the grantee that she shall defend this estate for all taxes and debts whatsoever.

This is improved property known as 5115 Brucewood Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Arlis C. Tester, Trustee and Bina M. Tester, Trustee, of the Bina M. Tester Living Trust, Under Trust Agreement Dated January 27, 1998, its successors and assigns, forever; and I, Dorothy Presley Smith, Executrix, do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 19th day of April, 2002.

ESTATE OF JIM B. SMITH

Dorothy Presley Smith
Dorothy Presley Smith, Executrix

SMITH FAMILY TRUST

Dorothy Presley Smith
Dorothy Presley Smith, ~~Executrix~~ Trustee

Dorothy Presley Smith
Dorothy Presley Smith, Individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Dorothy Presley Smith with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executrix of the maker, or a constituent of the maker, ESTATE OF JIM B. SMITH ~~AND SMITH FAMILY TRUST~~, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 19th day of April, 2002.

Gene W. Lloyd
Notary Public

GENE W. LLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission expires: 11/27/2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Dorothy Presley Smith with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 19th day of April 2002.

Gene W. Lloyd
NOTARY PUBLIC

GENE W. LLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 143,000.00.

Dina M. Tester
AFFIANT

Subscribed and sworn to before me this 19th day of April, 2002.

NOTARY PUBLIC
My Commission Expires: 4/10/05

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Dorothy Presley Smith with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of the maker, or a constituent of the maker, Smith Family Trust, and is authorized by the maker, or by its constituent, the constituent, being authorized by the maker, to execute this instrument on behalf of the