Davidson County DEEDWARR
Recvd: 05/03/02 14:59 3pgs
Fees:18.00 Taxes:294.15
20020503-0054780

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

WARRANTY DEED

THIS INDENTURE is made and entered into this **30th** day of **April, 2002, by and between GORDON PATCHELL and JUNE PATCHELL, 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, GORDON PATCHELL and JUNE PATCHELL, HUSBAND AND WIFE, Grantors, do hereby bargain, sell, transfer and convey unto JOE N. SMITH, A MARRIED MAN, hereinafter referred to as Grantee, his 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 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 improved property known as 1120 INGLEWOOD DRIVE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors 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 successors 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.

Gordon Patchell
GORDON PATCHELL
Signature of Seller

June Patchell
JUNE PATCHELL
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, GORDON PATCHELL and JUNE PATCHELL, 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 **30th** day of April, 2002.

Notary Public

My Commission Expires: My Commission Expires May 30, 2004

DENISE C. ALLIS NOTARY PUBLIC

Name and Address of Property Owner:

JOE N. SMITH, A MARRIED MAN

7174 WHITES CREEK PIKE
JOELTON, TN 37080

Property Address:

1120 INGLEWOOD DRIVE
NASHVILLE, TN 37216

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 61-3, PARCEL 181

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 **$79,500.00** 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 **30th** day of **April, 2002.**

Notary Public

My Commission Expires: My Commission Expires May 30, 2004

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

RETURN TO:

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

EXHIBIT 'A'

BEGINNING at a point in the southerly margin of Inglewood Drive at the corner of Lots Nos. 22 and 23; thence with the line between said lots, southerly 170 feet to a point; thence easterly 60 feet to the corner of Lots No. 21 and 22; thence with the line between said lots, southerly 170 feet to the southerly margin of Inglewood Drive; thence with the margin of said Drive, westerly 60 feet to the point of beginning.

Being the same property conveyed to GORDON PATCHELL and JUNE PATCHELL, HUSBAND AND WIFE, by Warranty Deed from MARGIEN BURGESS, UNMARRIED, of record in BOOK 10133, PAGE 279, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (MAP 61-3, PARCEL 181).

2. Joing Driveway Agreement, of record in Book 10133, page 292, said Register's Office.

3. Unrecorded easements for roads and utilities, if any.