This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 051-04-0
PARCEL: 135.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Lawson L. Patten
818 East Meade Avenue
Madison, TN 37115

WARRANTY DEED

THIS INDENTURE, made this 31st day of May, 2002 between

Clarice F. Smiley

Davidson County DEEDWARR
Recvd: 06/03/02 15:36 2pgs
Fees:13.00 Taxes:240.50

20020603-0066957

hereinafter referred to as **Grantor**, and

Lawson L. Patten

hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

All that certain plot, place or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County of Davidson, and the State of Tennessee, being more particularly described as follows, to-wit:

Being Lot No. 5 of Block "B" on the Revised Plan of Power and Roth's Madison Park Subdivision, of record in Book 843, page 7, Register's Office for Davidson County, Tennessee to which plan reference is here made for a more complete description thereof.

This being the same property conveyed to Clarice F. Smiley by Co-Trustees Quitclaim Deed dated 10/19/01 from Don N. Smiley and Glen R. Smiley of record in Instrument Number 200110260117456, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2002 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Clarice F. Smiley by Glen R. Smiley A.I.F.
Clarice F. Smiley by Glen R. Smiley, Attorney-in-Fact

Clarice F. Smiley by Don N. Smiley A.I.F.
Clarice F. Smiley by Don N. Smiley, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of May 2002, before me personally appeared, Glen R. Smiley to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Clarice F. Smiley acknowledged that such person executed the same as the free act and deed of Clarice F. Smiley.

Notary Public

My Commission Expires: 11/3/2002

On this 31st day of May 2002, before me personally appeared, Don N. Smiley to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Clarice F. Smiley acknowledged that such person executed the same as the free act and deed of Clarice F. Smiley.

Notary Public

My Commission Expires: 11/3/2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $65,000.00.

Karen Heavener
Affiant

Sworn to and subscribed before me, this 31st day of May, 2002.

Notary Public

My Commission Expires: 11/3-2002