RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

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 May, 2002, by and between VERA DANIEL, A WIDOW, hereinafter called Grantor, 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, VERA DANIEL, A WIDOW, Grantor, does 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 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 5011 INGLEWOOD COURT, 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 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 herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Vera Daniel

VERA DANIEL
Signature of Seller

Davidson County DEEDWARR
Recvd: 06/05/02 10:44 3pgs
Fees:18.00 Taxes:314.50

20020605-0068046

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, VERA DANIEL, A WIDOW, 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 May, 2002.

Notary Public

My Commission Expires: Nov. 28, 2005

JULIE F. ROSS NOTARY PUBLIC AT LARGE MOORE COUNTY

Name and Address of Property Owner:

JOE N. SMITH, A MARRIED MAN

5011 INGLEWOOD COURT
NASHVILLE, TN 37216

Property Address:

5011 INGLEWOOD COURT
NASHVILLE, TN 37216

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 61-3, PARCEL 175

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 **30th** day of **May, 2002.**

Notary Public

DENISE C. ALLEN NOTARY PUBLIC

My Commission Expires: 5/30/2004

EXHIBIT 'A'

LAND in Davidson County, Tenessee, being Lots Nos. 51 and 52 of Block "C" on the Map of Inglewood Heights, of record in Book 1424, Page 85, Register's Office for said County.

Said lots adjoin and front together 185.8 feet on the westerly side of Inglewood Court and run back 151.4 feet on the north line of Lot 52, and 156 feet on the south line of Lot 51, to a dead line in the rear measuring 116.5 feet thereon.

Being the same property conveyed to VERA DANIEL, A WIDOW, by Deed from LAWRENCE T. DANIEL AND WIFE, IRENE DANIEL, of record in BOOK 3034, PAGE 13, Register's Office for DAVIDSON County, Tennessee. FLOYD DANIEL having since died on MARCH 24, 2001, property vested in wife, VERA DANIEL.

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 175).

2. All matters as set forth on the Plan of Inglewood Heights, of record in Plat Book 1424, page 85, said Register's Office, which plan includes a 10-foot public utility and drainage easement along the rear of both lots.