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

COMMONWEALTH TITLE AGENCY
333 GALLATIN RD. SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 11th day of June, 2002, by and between JOE N. SMITH, A MARRIED MAN, hereinafter called Grantor, and ROBERT E. HUGHES and JULIE Y. HUGHES, HUSBAND AND WIFE, hereinafter called Grantees.

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, JOE N. SMITH, A MARRIED MAN, Grantor, does hereby bargain, sell, transfer and convey unto ROBERT E. HUGHES and JULIE Y. HUGHES, HUSBAND AND WIFE, hereinafter referred to as Grantees, their 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 7150 BIDWELL ROAD, JOELTON, TN 37080.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, their successors and assigns forever. The Grantor covenants and agrees with the said Grantees 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 himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors heirs and assigns, against the lawful claims of all person whomsoever.

CHRISTY SMITH, wife of JOE N. SMITH, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

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

JOE N. SMITH
Signature of Seller

Christy Smith
Christy Smith Signature of Seller
Spouse

Davidson County DEEDWARR
Recvd: 06/21/02 15:12 3pgs
Fees:18.00 Taxes:773.30

20020621-0075214

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, JOE N. SMITH, A MARRIED MAN, 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 **11th** day of June, 2002.

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

ROBERT E. HUGHES and JULIE Y. HUGHES, HUSBAND AND WIFE

7150 BIDWELL ROAD
JOELTON, TN 37080

Property Address:

7150 BIDWELL ROAD
JOELTON, TN 37080

Person Responsible for Taxes:

PMG Mortgage Group
7220 West Jefferson Ave #100
Lakewood, Colorado 80235

Map & Parcel #: MAP 21, PARCEL 353

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 **$209,000.00** 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 **11th** day of **June, 2002.**

Notary Public

My Commission Expires: 5/30/2004

RETURN TO:

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

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot 6 on the Final Plat of Faith Place, of record in Plat Book 7900, page 292, Register's Office for Davidson County, Tennessee. Reference is hereby made to said plat for amore complete and accurate legal description thereof.

BEING a portion of the same property conveyed to JOE N. SMITH, A MARRIED MAN, by Warranty Deed from W.N. SMITH AND ALMA N. SMITH, HUSBA, of INSTRUMENT NO.20010213-0014018, 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 21, PARCEL 353).

2. All matters as set forth on the Final Plat of Faith Place, of record in Plat Book 7900, page 292, said Register's Office.

3. Restrictions of record in Instrument No. ∀, Register's Office for DAVIDSON County, Tennessee.

*20020621-0075213