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

MAP: 51-4
PARCEL: 166.00
GROUP:

New Owners Address & Send Tax Bills to Same Address:
Scott B. and Kelly D. Wellbrock
741 Argle Avenue
Madison, TN 37115

Davidson County DEEDWARR
Recvd: 07/02/02 10:46 2pgs
Fees:13.00 Taxes:344.10
20020702-0079305

WARRANTY DEED

THIS INDENTURE, made this 21st day of June, 2002 between

Clarice F. Smiley and
The Lloyd E. Smiley and Clarice F. Smiley Revocable Living Trust

hereinafter referred to as **Grantor**, and

Scott B. Wellbrock and wife, Kelly D. Wellbrock

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:

Land in Davidson County, Tennessee, being more particularly described as follows, to wit:

Being a part of Block "H" on the Revised Plan of Roth's Madison Park Subdivision, as of record in Book 843, Page 7, Register's Office for said County, and described as follows:

Beginning at a point in the easterly margin of Argle Avenue 100 feet North of the North margin of Madison Boulevard and Northerly 100 feet to a point; thence Easterly 160.25 feet to a point; thence 101.4 feet to a point which is 98.6 feet North of the North margin of Madison Boulevard; thence westerly 160.25 feet to the point of beginning.

Being the same property conveyed to The Lloyd E. Smiley and Clarice F. Smiley Revocable Living Trust by Quitclaim Deed dated 10/19/01 of record in Instrument Number 20011026-0117447 and by Quitclaim Deed to Clarice F. Smiley by Quitclaim Deed dated 10/19/01 of record in Instrument Number 20011026-0117448, 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 Don N. Smiley, Attorney in Fact
Clarice F. Smiley by Don N. Smiley, Attorney in Fact

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

The Lloyd E. Smiley and Clarice F. Smiley Revocable Living Trust

Don N. Smiley Co-Trustee
By: Don N. Smiley, Trustee

Glen R. Smiley Co-Trustee
By: Glen R. Smiley, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of June, 2002, before me personally appeared, Don N. Smiley and Glen R. Smiley to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument in behalf of Clarice F. Smiley acknowledged that such persons executed the same as the free act and deed of Clarice F. Smiley.

Notary Public My Commission Expires: 11/13/2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Don N. Smiley and Glen R. Smiley, Trustees of The Lloyd E. Smiley and Clarice F. Smiley Revocable Living Trust the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged such persons to be the Trustees of the Lloyd E. Smiley Marital Trust the within named bargainor, a trust, and that such persons, as such trustees, executed the within instrument for the purposes therein contained by signing the name of the trust by such persons as trustees.

Witness my hand and official seal at office this 21st day of June, 2002.

Notary My Commission Expires: 11/13/2002

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 $93,000.00.

Affiant

Sworn to and subscribed before me, this 21st day of June, 2002

Notary Public My Commission Expires: 11/13/2002