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

MAP: 052-01
PARCEL: 207.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Jelani A. Ingram
235 Madison Boulevard
Madison, TN 37115

WARRANTY DEED

THIS INDENTURE, made this 15th day of July, 2002 between

Clarice F. Smiley and
The Lloyd E. Smiley Marital Trust

hereinafter referred to as **Grantor**, and

Jelani A. Ingram

Davidson County DEEDWARR
Recvd: 07/19/02 15:33 2pgs
Fees:13.00 Taxes:325.23
20020719-0087359

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, piece 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 follow, to-wit:

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

Beginning at a point in the North margin of Madison Boulevard 160.25 feet East of the corner of said Boulevard and Argle Avenue; thence with Madison Boulevard Easterly 100 feet to a point; thence Northerly 176 feet to a point in the South line of the property conveyed to Jessie M. Barrett said point being 64 feet West of his Southeast corner; thence along his South line West 36 feet to his Southwest corner; thence with his West line North 32 feet to a point 180 feet South of Robinwood Avenue; thence Westerly 81.75 feet to a point 160.25 feet East of the East margin of Argle Avenue; thence Southerly parallel with Argle Avenue 200 feet to the beginning.

Being the same property conveyed to The Lloyd E. Smiley Marital Trust, by Co-Trustee's Quitclaim Deed of record in Instrument Number 20011026-0117467 and by Co-Trustee's Quitclaim Deed to Clarice F. Smiley of record in Instrument Number 20011026-0117468, 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 Attorney In Fact

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

Clarice F Smiley by Don N Smiley Att in Fact

Clarice F. Smiley by Don N. Smiley, Attorney in Fact

Glen R Smiley Co-Trustee

The Lloyd E. Smiley Marital Trust by Glen R. Smiley, Co-Trustee

Don N Smiley Co-Trustee

The Lloyd E. Smiley Marital Trust by Don N. Smiley, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of July 2002, before me personally appeared Glen R. Smiley and Don N. 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

NOTARY PUBLIC AT

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Glen R. Smiley and Don N. Smiley, Co-Trustees of the Lloyd E. Smiley Marital Trust the within named bargainor, 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 15th day of July, 2002.

Notary

My Commission Expires: 11/13/2002

NOTARY PUBLIC

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 $87,900.00.

Affiant

Sworn to and subscribed before me, this 15th day of July, 2002.

Notary Public

My Commission Expires: 11/13/2002

My Commission Expires: 11/30/2002