STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,500.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 20th day of August, 2002.

Notary Public

My Commission Expires: 11-YY-0Y

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Anthony J. Allen, Jr.
641 Brook Drive
Antioch, Tennessee 37013

Davidson County DEEDWARR
Recvd: 08/22/02 13:31 3pgs
Fees:18.00 Taxes:423.65
20020822-0101685

SEND TAX BILLS TO:
RBC Centura
P.O.Box 948
Rocky Mount, NC 27802

MAP-PARCEL NUMBERS:
162-100-028.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **David Bruce Smith and wife, Cynthia Dale Smith** hereinafter referred to as Grantors, hereby transfers and conveys to **Anthony J. Allen, Jr., a married man** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Brook View Estates, Section 1, of record in Book 4460, Page 103, Register's Office for said County.

Said Lot No. 28 fronts 90.03 feet on the southerly margin of Brook Drive and extends back 147.18 feet on the easterly line and 138.07 feet on the westerly line to a dead line in the rear, at Benzing Road, measuring 80.46 feet thereon.

Being the same property conveyed to David Bruce Smith and wife, Cynthia Dale Smith by Warranty Deed from Latricia Allen an wife, Robert Allen of record in Book 111690, page 933, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 4460, Page 103, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4636, Page 317, Book 4689, Page 561, Register's Office for Davidson County, Tennessee.

Limited Power of Attorney of record in Book11690, Page 931, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

Any matters that would be revealed by an accurate survey.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 641 Brook Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 20th day of August, 2002.

David Bruce Smith

David Bruce Smith

by Jan Bakke atty. in fact

Cynthia Dale Smith

Cynthia Dale Smith

by Jan Bakke atty in fact.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Bakke, with whom I am personally acquainted and who proved himself to be the attorney in fact of David Bruce Smith and who being authorized to do so acknowledged he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of August, 2002.

Notary Public

My Commission Expires: 11-22-05

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Bakke, with whom I am personally acquainted and who proved himself to be the attorney in fact of Cynthia Dale Smith and who being authorized to do so acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of August, 2002.

Notary Public

My Commission Expires: 11-22-05