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 1st day of April, 2003, by and between EDMOND F. HALE and PATRICIA J. HALE, HUSBAND AND WIFE, hereinafter called Grantors, 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, EDMOND F. HALE and PATRICIA J. HALE, HUSBAND AND WIFE, Grantors, do 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 Grantors 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 3121 MILLIKEN DRIVE, JOELTON, TN 37080.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, his successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their 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 hands and seals of Grantors on the day and year first above written.

Davidson County DEEDWARR
Recvd: 04/02/03 14:27 3pgs
Fees:18.00 Taxes:101.75
20030402-0043641

Edmond F. Hale
EDMOND F. HALE
Signature of Seller

Patricia J. Hale
PATRICIA J. HALE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, EDMOND F. HALE and PATRICIA J. HALE, HUSBAND AND WIFE, 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 **1st** day of April, 2003.

Notary Public

My Commission Expires: 5/30/2004

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:

JOE N. SMITH, A MARRIED MAN
7174 Whites Creek Pike
Joelton, Tn 37080

Property Address:

3121 MILLIKEN DRIVE
JOELTON, TN 37080

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 15-14, PARCEL 62

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 **$27,500.00** 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 **1st** day of **April, 2003.**

Notary Public

My Commission Expires: 5/30/2004

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RETURN TO:

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

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 22 in Section II, Plan of William Hills Subdivision, of record in Book 4468, Page 62, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to EDMOND F. HALE and PATRICIA J. HALE, HUSBAND AND WIFE, by Quitclaim Deed from Leonard E. Hale, joined by his wife, of record in INSTRUMENT NO. 20030402-0043640, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2003 and subsequent years, A LIEN, not yet due and payable (MAP 15-14, PARCEL 62).
2. All matters as set forth on the Plan of William Hills, Section 2, of record in Plat Book 4460, page 62, said Register's Office.

3. Restrictive Covenants for William Hills, Section 2, of record in Book 4576, Page 846, said Register's Office.

4. Agreement with Metropolitan Board of Health regarding sewage disposal facilities, of record in Book 4761, page 350 and Book 4761, page 355, said Register's Office.