WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER AS $ $84,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June 2003.

Notary Public

MY COMMISSION EXPIRES: May 29 2006
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GARY ALLEN BAGWELL	SAME	4-0-199
(NAME)	(NAME)	
5491 DRY RUN ROAD		
(ADDRESS)	(ADDRESS)	
JOELTON, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOE N. SMITH AND ELIZABETH CHRISTINE SMITH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GARY ALLEN BAGWELL AND CANDICE FERRIS BAGWELL

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Being the same property conveyed to Joe N. Smith by Warranty Deed from Caudill Enterprises, a Tennessee Limited Partnership and Noble C. Caudill, II, Individually, of record in Book 10891, page 3253, Register's Office for Davidson County, Tennessee.

Elizabeth Christine Smith joins in this conveyance to convey any marital interest she may have in the subject property.

There is conveyed with the above described property, an undivided interest in and to the general and/or restricted common areas and facilities of COOPERTOWN FARMS, as said areas are set forth and defined in Restrictions of record in Restrictive Covenants contained in the Instruments of record in Book 8211, page 319, Book 9259, page 316; Bylaws of record in Book 8211, page 327 and Charter of the Homeowner's Association of record in Book 8211, page 333, Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

SOURCE OF DESCRIPTION: PRIOR DEED OF RECORD

unimproved (X)
This is improved ( ) property, known as TRACT 10 COOPERTOWN FARMS, JOELTON, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 our hand s this 26th day of June 2003

JOE N. SMITH

ELIZABETH CHRISTINE SMITH
Joe N. Smith Attn in fact

Davidson County DEEDWARR
Recvd: 06/30/03 14:35 3pgs
Fees:18.00 Taxes:212.75

20030630-0090084

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOE N. SMITH

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of June, 2003

Commission expires 10-25-03

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Joe N. Smith, with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of Elizabeth Christine Smith as her Attorney In Fact as the free act and deed of the within named Elizabeth Christine Smith.

Witness my hand and official seal at Nashville, Tennessee this 27th day of June, 2003.

My Commission Expires: 10-25-03

NOTARY PUBLIC

EXHIBIT "A"

********** PROPERTY DESCRIPTION **********
5.2987 ACRES
TRACT 10

BEING A TRACT OF LAND IN THE 1ST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY TENNESSEE, AND A PORTIONS OF THAT PROPERTY CONVEYED TO NOBLE C. CAUDILL II IN (DB 8114, PG 913 RODCT) TAODCT; MORE ACCURATELY DESCRIBED ACCORDING TO A SURVEY BY ISLAND SURVEY & ENGINEERING DATED 12-07-93:

BEGINNING AT A EXISTING IRON PIN IN THE SOUTHWESTERLY MARGIN OF A 50' INGRESS & EGRESS EASEMENT; SAID POINT BEING THE MOST NORTHEAST CORNER OF HEREIN DESCRIBED TRACT AND THE MOST NORTHWEST CORNER OF TRACT 11, THENCE NOW LEAVING SAID EASEMENT S 40 33'09"W, 631.02' TO A EXISTING IRON PIN; THENCE N 29 01'20"W, 663.63' TO A EXISTING IRON PIN; THENCE N 09 04'11"E, 53.10' TO A EXISTING IRON PIN; THENCE S 81 20'00"E, 715.09' TO A EXISTING IRON PIN IN THE MARGIN OF SAID 50' EASEMENT; THENCE WITH A CURVE TO THE LEFT (I= 58 06'51", R= 50.00' L= 50.71' & C= 48.57') 50.71' TO THE POINT OF BEGINNING CONTAINING 5.2987 ACRES MORE OR LESS.