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 26th day of January, 2005, by and between EDNA E. DURHAM, A WIDOW*, hereinafter called Grantor, and JOE N. SMITH, MARRIED, 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, EDNA E. DURHAM, A WIDOW, as Grantor, does hereby bargain, sell, transfer and convey unto JOE N. SMITH, MARRIED, 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 Grantor 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 unimproved property known as BIDWELL ROAD, JOELTON, TENNESSEE 37080.

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

Grantor further covenants and binds herself and her 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.

***The said EDNA E. DURHAM a/k/a EDNA EARLE DURHAM.**

WITNESS the hand and seal of Grantor on the day and year first above written.

Edna E. Durham
EDNA E. DURHAM
Signature of Seller

Davidson County DEEDWARR
Recvd: 01/28/05 09:00 3 pgs
Fees:18.00 Taxes:7.40

20050128-0010377

INDIVIDUAL
STATE OF FLORIDA)
COUNTY OF Escambia)

Personally appeared before me, a Notary Public of said County and State, EDNA E. DURHAM, A WIDOW, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26 day of January, 2005.

MAURITA N. HARRIS
MY COMMISSION # DD 236373
EXPIRES: July 30, 2007
Bonded Thru Western Surety Company

Notary Public

My Commission Expires:

Name and Address of Property Owner:

JOE N. SMITH, MARRIED

7174 WHITES CREEK PIKE
JOELTON, TENNESSEE 37080

Property Address:

1.99 ACRES +/-
BIDWELL ROAD
JOELTON, TENNESSEE 37080

Person Responsible for Taxes:

JOE N. SMITH
7174 WHITES CREEK PIKE
JOELTON, TENNESSEE 37080

Map & Parcel #: MAP 14, PARCEL 197

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 **$2000** 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.

Barbara Minnie
Affiant

Sworn to and subscribed before me, a Notary Public, this 26th day of **January, 2005.**

Notary Public

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

My Commission Expires: 5/24/2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 05-251J

EXHIBIT 'A'

Land lying in the City of Nashville, Davidson County, Tennessee, being bounded on the north by the David R. Garner property of record in Deed Book 9889, page 524, and the Porter A. and Peggy L. Jones property, of record in Deed Book 4920, page 683, in the Register's Office for Davidson County, Tennessee, (R.O.D.C.TN), on the east by the Goldtrap property, of record at Instrument Number 20010710-0073236 (R.O.D.C., TN), on the south and west by Bidwell Road, being known as Map 14, Parcel 197.00 and being more particularly described as follows:

Beginning at an iron pin old in the northerly right-of-way of Bidwell Road at the southwest corner of said Goldtrap property;

Thence, with said right-of-way of Bidwell Road, N 81 degrees 43' 12" W -- 65.39 feet to an iron pin new;

Thence continuing with said right-of-way of Bidwell Road along a curve to the right having a radius of 826.70, a delta angle of 08 degrees 49' 01", the chord being N 77 degrees 18' 42" W -- 127.09 feet for an arc length of 127.22 feet to an iron pin new;

Thence, continuing with said right-of-way of Bidwell Road along a curve to the right having a radius of 448.98, a delta angle of 35 degrees 53' 14", the chord being N 56 degrees 10' 07" W -- 276.65 feet for an arc length of 281.22 feet to a point in the center of Long Creek, this being the southwest corner of the David R. Garner property, said point being located N 71 degrees 12' 13" E -- 38.89 feet from a Mag Nail reference set on Bidwell Road bridge;

Thence, generally along the center of said creek with Garner's southerly line, N 71 degrees 12' 13" E -- 117.84' to a point in the center of Long Creek, this being the southwest corner of the Porter and Peggy Jones property.

Thence, continuing along said creek, N 61 degrees 53' 14" E -- 230.00 feet to an iron pin old found on the north bank of the creek;

Thence, continuing with Jones, S 86 degrees 43' 23" E -- 80.41 feet to an iron pin old at the northwest corner of the aforementioned Goldtrap property;

Thence, crossing the creek with Goldtrap's west line, S 04 degrees 05' 12" E -- 333.95 feet to the POINT OF BEGINNING, containing 86,644 square feet, or 1.99 acres, more or less.

Being a portion of the same property conveyed to TRUMAN E. DURHAM AND WIFE, EDNA EARLE DURHAM, by Warranty Deed from C. W. FITZGERALD AND WIFE, LAURA MARGARET FITZGERALD, of record in Book 4342, page 983, Register's Office for DAVIDSON County, Tennessee, and being a portion of the same property conveyed to TRUMAN E. DURHAM AND WIFE, EDNA E. DURHAM, by Warranty Deed from REBA JEAN SPINK, of record in Book 6328, page 370, Register's Office for Davidson County, Tennessee. Subsequently, the said TRUMAN E. DURHAM having since died January 5, 1993.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 14, PARCEL 197).

2. Unrecorded easements for roads and utilities, if any.