Davidson County DEEDWARR
Recvd: 05/05/05 12:30 3 pgs
Fees:18.00 Taxes:146.52
20050505-0050807

THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 E. Main Street, Ste 3
Hendersonville, TN 37075

From Information Provided by the Parties.

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Joe N. Smith 7174 Whites Creek Pike Joelton, TN 37080	SAME	15.00-0-130.00

FOR AND IN 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 Joe N. Smith, Trustee under the Supplemental Needs Trust of Alma N. Smith, a forty percent (40%) share; Joe N. Smith, a thirty percent (30%) share; and Joy Patterson, a thirty percent (30%) share, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey to Joe N. Smith, hereinafter called the Grantee, their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A part of the 59 acres, more or less, conveyed to Mary Louis Vidale by Warranty Deed from B.F. Binkley on October 17, 1944, as of record in Book 1309, page 18, Register's Office for Davidson County, Tennessee and said part of said land is described according to an unrecorded plat made by Cummings Surveying Company on June 5, 1967, and described according to said survey as follows:

Being Lot No. 1 on said plan, described as follows: Beginning at an iron pin in the easterly margin of Whites Creek Pike, said point being 1055 feet southerly from the southeasterly corner of Whites Creek Pike and Morgan Road, in the 14th Civil District of Davidson County, Tennessee; thence South 86 degrees East 651.0 feet, more or less, to an iron pin; thence southerly 223.6 feet, more or less, to an iron pin, the southeasterly corner of Lot No. 1 on said plan; thence North 86 degrees West 637.4 feet, more or less, to an iron pin, in the southwesterly corner of Lot No. 1; thence northwesterly along the easterly side of Whites Creek Pike 220.0 feet, more or less, to an iron pin, the point of beginning, said land containing 3.3 acres, more or less.

Being the same property conveyed to Joe N. Smith, Trustee under the Supplemental Needs Trust of Alma N. Smith, a forty percent (40%) share; Joe N. Smith, a thirty percent share; and Joy Patterson, a thirty percent (30%) share from Joe N. Smith, the duly-appointed Executor of the Estate of W.N. Smith, deceased (the "decedent") by deed dated February 24, 2004 of record in Instrument No. 20040225-0021356, said Register's Office.

This is unimproved property known as: 7464 Whites Creek Pike, Joelton, Tennessee 37080

TO HAVE AND TO HOLD, the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), 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;

1. Davidson County Taxes for the year 2004 have been paid 2005 taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying its prorata part thereof to GRANTEE. Map 15.00-0 Parcel 130.00.

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. Whenever 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 hands this 30th day of March, 2005.

Joe N. Smith TRUSTEE
Joe N. Smith
Trustee under the Supplemental Needs Trust of Alma N. Smith

Joe N. Smith, Individually

Joy Patterson, Individually

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joe N. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Trustee Under the Supplemental Needs Trust of Alma N. Smith and that he as such Trustee executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 30th day of March, 2005.

S. Keith Bell
NOTARY PUBLIC
My Commission Expires: 03/06/08

E. KEITH BELL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joe N. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the person described in and who executed the foregoing instrument for the purposes therein contained and acknowledged the execution as his free act and deed.

Witness my hand and seal, at office in Nashville, Tennessee, this the 30th day of March, 2005.

S. Keith Bell
NOTARY PUBLIC
My Commission Expires: 03/06/08

E. KEITH BELL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joy Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the person described in and who executed the foregoing instrument for the purposes therein contained and acknowledged the execution as her free act and deed.
Witness my hand and seal, at office in Nashville, Tennessee, this the 30th day of March, 2005.

S. Keith Bell
NOTARY PUBLIC
My Commission Expires: 03/06/08

E. KEITH BELL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $39,600.00.

Affiant

Subscribed and sworn to before me this 30th day of March, 2005

NOTARY PUBLIC

My Commission Expires: 03/06/06

E. KEITH BELL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE