Box 56

THIS INSTRUMENT PREPARED BY:
RAMSEY, THORNTON & BARRETT, PLC
ATTORNEYS AT LAW
MIDTOWN CENTER, SUITE D
320 EAST COLLEGE STREET
DICKSON, TENNESSEE 37055
CHIC 5075

Davidson County DEEDWARR
Recvd: 11/29/05 13:33 2 pgs
Fees:13.00 Taxes:534.76
20051129-0143465

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FORTY FOUR THOUSAND FIVE HUNDRED THIRTY AND 00/100 ($144,530.00) DOLLARS, cash in hand paid by JOHN EDWARD SMITH and wife, ROBIN ANN SMITH, receipt of which is hereby acknowledged, I, ROBERT ROY WHICKER, married, has bargained and sold, and by these presents does transfer and convey unto the said JOHN EDWARD SMITH and wife, ROBIN ANN SMITH, their heirs and assigns, a certain tract or parcel of land as follows:

Lying and being land in Davidson County, State of Tennessee, and being Lot 40 on the plan of Westboro Subdivision, Section Two, a plat of which appears of record in Book 1424, Page 60, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the northerly margin of Westboro Drive at the corner of Lot No's. 40 and 41; thence with the line between said lots northeasterly 244.6 feet to a point; thence southeasterly 150 feet to the northerly margin of Alamo Place; thence with the margin the same, Southwesterly 195.4 feet to the beginning of a curve; thence around said curve in a westerly direction 34.29 feet to the margin of Westboro Drive; thence with the margin of the same northwesterly 70 feet to the beginning.

Being the same property conveyed to Leroy Whicker and wife, Grace B. Whicker, by deed from Richland Homes, Inc., a Tennessee Corporation, dated October 27, 1948, of record in Book 1645, Page 49, in the Register's Office of Davidson County, Tennessee. Also being the same property, title to which is vested in Leroy Whicker upon the death of his wife, Grace B. Whicker, deceased, by reason of their tenancy by the entirety. Also being the same property devised to Robert Roy Whicker, being the Sole Heir-at-Law of Leroy Whicker, deceased, dated August 15, 1980, of record in Volume 113, Page 259, in the Register's Office of Dickson County, Tennessee.

This property is subject to right-of-way of Westboro Drive and Alamo Place.

This property is subject to all matters of record in Book 1424, Page 60, in the Register's Office of Dickson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said JOHN EDWARD SMITH and wife, ROBIN ANN SMITH, their heirs and assigns, forever. And I do covenant with the said JOHN EDWARD SMITH and wife, ROBIN ANN SMITH, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unincumbered except for 2005 Davidson County property taxes which have been prorated and will be paid by Grantees. And I do further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to the said JOHN EDWARD SMITH and wife, ROBIN ANN SMITH, their heirs and assigns, against the lawful claims of all persons whomsoever.

Linda Whicker, spouse of Robert Roy Whicker, joins in this conveyance for the purpose of quitclaiming and conveying all right, title and interest she might have in and to the above described property.

WITNESS OUR HANDS, on this 23rd day of November, 2005.

Robert Roy Whicker
ROBERT ROY WHICKER

Linda Whicker
LINDA WHICKER

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, Robert Roy Whicker and wife, Linda Whicker, with whom I am personally acquainted or who proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 23rd day of November, 2005.

Joseph M. Barnes
NOTARY PUBLIC

My Commission Expires: July 20, 2009

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $144,530.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

June Ballard
AFFIANT

Sworn to and subscribed to before me this 23rd day of November, 2005.

Rachael Alexander
NOTARY PUBLIC

My Commission Expires: 4/21/08

RACHAEL A. ALEXANDER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 04/21/2008

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Tax Map 90-12
Parcel No. 212

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
Mr. and Mrs. JOHN EDWARD SMITH
600 Westboro
Nashville, TN 37209