THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 23504A

Davidson County DEEDWARR
Recvd: 03/16/06 15:14 2 pgs
Fees:13.00 Taxes:232.68
20060316-0030708

MAP/GROUP/PARCEL: 052-05-0/032.00

NEW OWNER'S NAME AND ADDRESS:
CORY & SHERRY BARE
304 MADISON BOULEVARD
MADISON, TN 37115

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, ALMA SMITH, AN UNMARRIED WOMAN, hereinafter called Grantor, does hereby transfer and convey unto, CORY BARE AND SHERRY BARE, HUSBAND AND WIFE, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: BEING LOT NO. 2 ON BLOCK "J" ON THE REVISED PLAN OF POWER & ROTH'S MADISON PARK SUBDIVISION, AS OF RECORD IN PLAT BOOK 843, PAGE 7, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 2 FRONTS 63¼ FEET ON THE SOUTHERLY SIDE OF MADISON BOULEVARD, AND RUNS BACK 189½ FEET ON THE WESTERLY LINE AND 165.7 FEET ON THE EASTERLY LINE, TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 59 FEET.

The subject property is improved property known as 304 MADISON BOULEVARD, MADISON, TN 37115.

BEING the same property conveyed to Charles E. Smith and wife, Alma M. Smith herein by deed of record in Book 4301, Page 102, Register's Office for DAVIDSON County, Tennessee. Charles E. Smith is now deceased, and at the time of his death was the husband of Alma M. Smith.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

ALMA SMITH

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, ALMA SMITH, AN UNMARRIED WOMAN, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 13th day of March, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $62,886.00.

AFFIANT

Sworn to and subscribed before me, this the 13th day of March, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY