Davidson County DEEDWARR
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Fees:18.00 Taxes:151.70
20070126-0011111

This instrument prepared by:
Lisa Littleton Holley, Attorney at Law
150 Old Pond Lane
Dickson, TN 37055
(llh#71658)

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Wynema Brown Smith, a/k/a Lorene Smith, Linda A. Peek, John Ambler Widener, Jr. and Rebecca W. Evans

HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David W. Smith and wife, Wynema Brown Smith

HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, ALL THEIR RIGHT TITLE AND INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN THE 13th. CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

Beginning at an existing iron rod in the west margin of Old Hickory Boulevard at a distance of 30 feet from the center of said road, said point being the southeast corner of the Roy R. Reed property; thence along the west margin of Old Hickory Boulevard at a distance of 30 feet from the center of said road South 22 deg. 04 min. 57 sec. West, 50.00 feet to a P.K. nail set in a paved driveway, said point being a northeast corner of Tract 2; thence leaving the west margin of Old Hickory Boulevard with boundary lines of Tract 2 on newly established lines to points as follows: North 72 deg. 56 min. 33 sec. West, 200.65 feet to an iron rod set; North 70 deg. 07 min. 43 sec. West, 1306.76 feet to an iron rod set; North 21 deg. 59 min. 38 sec. East, 160.00 feet to an iron rod set in a southern boundary line of the Margaret Y. Slea property; thence along southern boundary lines of the Slea property to points as follows: South 70 deg. 17 min. 09 sec. East, 147.00 feet to an existing iron pipe; South 70 deg. 06 min. 39 sec. East, 1159.76 feet to an existing iron rod at the northeast corner of the Reed property; thence along boundary lines of the Reed property to points as follows: South 21 deg. 59 min. 37 sec. West, 100.04 feet to an .existing iron rod; South 70 deg. 05 min. 13 sec. East, 200.12 feet to the point of beginning, containing 5.06 acres, more or less. Survey by Bledsoe, Adams, Christy Engineering and Surveying, LLC, Phillip Darrin Christy, R.L.S. No. 1821, P.O. Box 40, Dickson, TN 37056-0040, dated 11/27/2006.

Being a portion of the property conveyed to John A. Widener and wife, Altie Widener by deed from H.P. Edwards and wife, Rosie Lee Edwards dated August 27, 1962 and being of record in Volume 3431, page 561 in the Register's Office for Davidson County, Tennessee. John A. Widener predeceased the said Altie Widener. The said Altie Widener having also since died on March 29, 2005, property is now vested in Lorene Smith, Linda Peek, John Widener, Jr. and Rebecca Evans as devised under the Last Will and Testament of Altie Lorene Widener of record in Probate File #10-05-115-P.

The above-described property is subject to a TV A Transmission Line Easement.

The above-described property is also subject to a 15 foot wide Pipeline Easement in favor of the Ford Motor Company. Said easement lines with in the TV A's existing transmission line easement as specified in Deed Book No.8700, Page No.692 in the Register's Office of Davidson County, Tennessee.

The above-described property is subject to rights of owner of adjoining parcel of land to share the common driveway entrance located in the southeasterly corner of the above-described parcel of land.

2007 real property taxes were prorated and are the responsibility of the Grantor.

TOGETHER 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 GRANTEE (S) 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 GRANTEE(S), 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 this 24th Day of January 2007.

Wynema Brown Smith
A/K/A Loren Smith

Linda A. Peek

John Ambler Widener, Jr.

Rebecca W. Evans

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me, a Notary Public in and for said county and state, appeared to me the within named Wynema Brown Smith, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged herself to be the within named bargainor and that she executed the within instrument for the purposes therein contained by signing her name.

WITNESS my hand and seal at said County and State, This 24th Day of January 2007.

Notary Public

MY COMMISSION EXPIRES:
August 20, 2007

My Commission Expires: _____

USA LITTLETON HOLLEY
NOTARY PUBLIC AT LARGE
DICKSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me, a Notary Public in and for said county and state, appeared to me the within named Linda A. Peek, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged herself to be the within named bargainor and that she executed the within instrument for the purposes therein contained by signing her name.

WITNESS my hand and seal at said County and State, This 24th Day of January 2007.

Notary Public

MY COMMISSION EXPIRES:
August 20, 2007

My Commission Expires: _____

USA LITTLETON HOLLEY
NOTARY PUBLIC AT LARGE
DICKSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me, a Notary Public in and for said county and state, appeared to me the within named John Ambler Widener, Jr. the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged himself to be the within named bargainor and that he executed the within instrument for the purposes therein contained by signing his name.

WITNESS my hand and seal at said County and State, This 24th Day of January 2007.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES: August 20, 2007

LISA LITTLETON HOLLEY NOTARY PUBLIC AT LARGE DICKSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me, a Notary Public in and for said county and state, appeared to me the within named Rebecca W. Evans the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged herself to be the within named bargainor and that she executed the within instrument for the purposes therein contained by signing her name.

WITNESS my hand and seal at said County and State, This 24th Day of January 2007.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES: August 20, 2007

LISA LITTLETON HOLLEY NOTARY PUBLIC AT LARGE DICKSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration or value, whichever is greater, for this transaction is $41,000.00.

David W. Smith
Affiant

Subscribed and sworn to before me, this 24th Day of January 2007.

Notary Public

My Commission expires: MY COMMISSION EXPIRES: August 20, 2007

LISA LITTLETON HOLLEY NOTARY PUBLIC AT LARGE DICKSON COUNTY, TN

Portion of Map 47, parcel 17
SEND TAX BILLS TO FOLLOWING ADDRESS:
David W. Smith
1703 Rock Springs Road
Charlotte, TN 37036