THIS INSTRUMENT PREPARED BY:
RAMSEY, THORNTON & BARRETT, PLC
ATTORNEYS AT LAW
MIDTOWN CENTER, SUITE D
320 EAST COLLEGE STREET
DICKSON, TENNESSEE 37055
CHIC 6994

Davidson County DEEDWARR
Recvd: 03/27/07 08:53 2 pgs
Fees:13.00 Taxes:310.80
20070327-0036340

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY FOUR THOUSAND AND 00/100 ($84,000.00) DOLLARS, cash in hand paid by BRETT P. SMITHSON, unmarried, receipt of which is hereby acknowledged, I, EUNICE M. PHELPS, unmarried, have bargained and sold, and by these presents do transfer and convey unto the said BRETT P. SMITHSON, unmarried, his heirs and assigns, a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Bell Forge Village, Section 4, 2nd Revision, of record in Plat Book 6250, Page 201, in the Register's Office of Davidson County, State of Tennessee. to which reference is made for a more complete description.

Being the same property conveyed to Eunice M. Phelps, unmarried by deed from Bonnie Jean Hogue, unmarried, dated June 16, 1997 and of record in Book 10496, Page 712, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters shown on plat of record in Plat BooK 6250, Slide 207, in the Register's office of Davidson County, Tennessee.

This conveyance trust is subject to the following by implication:

A. Declaration of Covenants, conditions & restrictions of record in Book 6040, Page 538 (this book and page includes the by-laws), in the Register's Office of Davidson County, Tennessee.

B. Amendment of by-laws of Bell Forge Village Homeowner's Association of record in Book 6306, Page 644, in the Register's Office of Davidson County, Tennessee.

C. Bell Forge Village Homeowner's Association Annexation to properties and subjection to Declaration of Covenants, conditions and restrictions of record in Book 6350, Page 858, in the Register's Office of Davidson County, Tennessee.

D. First Amendment to Declaration of Covenants, Conditions and Restrictions Bell Forge Village, Inc., of record in Instrument No. 20061229-0160925, in the Register's Office of Davidson County, Tennessee.

This conveyancemay be subject to Storm Water Detention Agreement of record in Book 6531, Page 321, in the Register's Office of Davidson County, Tennessee.

This conveyance may be subject to Deed of Easement of record in Book 6710, Page 694, in the Register's Office of Davidson 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 BRETT P. SMITHSON, unmarried, his heirs and assigns, forever. And I do covenant with the said BRETT P. SMITHSON, unmarried, 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 2007 Davidson County property taxes which have been prorated and will be paid by Grantees. And I do further covenant and bind myself, my heirs and representatives, to

warrant and forever defend the title to said land to the said BRETT P. SMITHSON, unmarried, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND, on this 23rd day of March, 2007.

EUNICE M. PHELPS

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, EUNICE M. PHELPS, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 23rd day of March, 2007.

NOTARY PUBLIC

My Commission Expires: July 20, 2009

JOSEPH M. BARRETT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON My Comm. Expires 07/20/09

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $84,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 23rd day of March, 2007.

NOTARY PUBLIC

My Commission Expires: July 20, 2009

JOSEPH M. BARRETT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON My Comm. Expires 07/20/09

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Tax Map 163110B08500CO

ADDRESS OF NEW OWNERS:
Mr. BRETT P. SMITHSON
313 Ash Forge Drive 85
Nashville, TN 37013
SEND TAX BILLS TO:
Bank of America
9000 Southside Boulevard
Jacksonville, FL 32256