FILE NUMBER
271000(3)

This Instrument Prepared By:	Owner:	Send Tax Bills To:
K. Brian Hay, Attorney at Law 506 N. High Street Post Office Box 1967 Columbia, TN 38401	Barry Smith and wife Sheri C. Smith 6405 Windy Hill Place Brentwood, TN 37027	Same as Owner

GENERAL WARRANTY DEED

This indenture is made and entered into this 24th day of October, 2007 between **Royce Rhea and Carl T. Woods, Co-Trustees of the Joe W. Posey Testamentary Trust** (hereinafter referred to as "GRANTOR") and **Barry Smith and wife Sheri C. Smith** (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of land:

SITUATE in the NINETEENTH (19TH) Civil District of Davidson County, Tennessee and being more particularly described as follows:

Lot 2 of the Windy Hill Subdivision as shown by a map of record in Instrument No. 200005230051445 in the Davidson County, Tennessee Register of Deeds office, which is incorporated herein by reference for a more complete property description.

BEING the same property conveyed to Joe W. Posey and wife Pauline M. Posey by instrument of record in Instrument No. 20010228-0018710 in the Davidson County, Tennessee Register of Deeds office. Pauline M. Posey died April 1, 2006 leaving Joe W. Posey as the surviving tenant by the entirety. Joe W. Posey died testate on August 15, 2007 devising the above described real property to Royce Rhea and Carl T. Woods, Co-Trustees of the Joe W. Posey Testamentary Trust. See certified copy of Last Will & Testament of record in Instrument No. 20071025-0126251 in the Davidson County, Tennessee Register of Deeds office.

Tax Parcel # 172.13-0B-002.00-CO

The above-described property is the same property contained in the prior deed and no new survey is available.

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of land, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of land is unencumbered, except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of land against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

Davidson County DEEDWARR
Recvd: 10/25/07 13:37 2 pgs
Fees:13.00 Taxes:1646.50
20071025-0126252

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

Royce Rhea, Co-Trustee of the Joe W. Posey Testamentary Trust

Carl T. Woods, Co-Trustee of the Joe W. Posey Testamentary Trust

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared **Royce Rhea, Co-Trustee of the Joe W. Posey Testamentary Trust**, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes contained therein as Co-Trustee on behalf of said trust.

Witness my hand and seal ~~in~~ Brentwood, Tennessee this 21st day of October, 2007.

NOTARY PUBLIC
Commission Expires: _____

K. BRIAN HAY
NOTARY PUBLIC AT LARGE
MAURY COUNTY, TENN.
My Commission Expires NOV. 19,2007

STATE OF Ohio

COUNTY OF Miami

Before me, the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared **Carl T. Woods, Co-Trustee of the Joe W. Posey Testamentary Trust**, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes contained therein as Co-Trustee on behalf of said trust.

Witness my hand and seal in Tipp City, Ohio ~~Tennessee~~ this 23 day of October, 2007.

NOTARY PUBLIC
Commission Expires: 8-25-09

SHERRIE K. COLLETT
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 08-25-2009

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $445,000.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 24 DAY OF October, 2007.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES: 11/19/07

STATE OF OHIO NOTARIAL SEAL

K. BRIAN HAY
NOTARY PUBLIC AT LARGE
MAURY COUNTY, TENN.
My Commission Expires NOV. 19,2007