PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 12/03/07 08:28 3 pgs
Fees:18.00 Taxes:240.50
20071203-0139374

WARRANTY DEED

THIS INDENTURE is made and entered into this 29th day of November, 2007, by and between DAVID M. EDGIN and MARY ANNETTE EDGIN, BOTH UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called Grantors, and JERRY N. SMITH and MARY LOUISE SMITH, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, DAVID M. EDGIN and MARY ANNETTE EDGIN, BOTH UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, as Grantors, do hereby bargain, sell, transfer and convey unto JERRY N. SMITH and MARY LOUISE SMITH, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 321 ELM STREET, MADISON, TENNESSEE 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of the Grantors on this the day and year first above written.

SELLER:

David M Edgin
DAVID M. EDGIN
Signature of Seller

Mary Annette Edgin
MARY ANNETTE EDGIN
Signature of Seller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, **DAVID M. EDGIN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Madison, Tennessee, this 29 day of NOVEMBER, 2007.

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, **MARY ANNETTE EDGIN,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Madison, Tennessee, this 29 day of NOVEMBER, 2007.

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

Name and Address of Property Owner:
JERRY N. SMITH
245 Hillcrest Dr.
Madison, TN 37115

Person Responsible for Taxes:
SAME

Property Address: 321 ELM ST., MADISON, TN 37115

Map & Parcel #: MAP 43-13, PARCEL 206.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $65,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, a Notary Public, this 29 day of NOVEMBER, 2007.

Denise C. Allis
NOTARY PUBLIC

My commission expires: 5/24/2008

RETURN TO:
Commonwealth Title Agency
333 Gallatin Rd. South, Ste. 1
Madison, TN 37115

07-8090

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Forest Park, Block "G" of record in Plat Book 843, Pages 44 and 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to DAVID M. EDGIN and MARY ANNETTE EDGIN, BOTH UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by Quitclaim Deed from David M. Edgin, of record in Instrument Number 20061129-0147422, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2008 and subsequent years, A LIEN, not yet due and payable (MAP 43-13, PARCEL 206.00).

2. All matters as set forth on the Plan of Forest Park Subdivision at Madison, Tennessee of record in Plat Book 843, pages 44 & 45, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.