STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF MAY, 2008.

Notary Public
MY COMMISSION EXPIRES: 3-27-09
File No. G8-5516D

DIANA P. MASON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Davidson County DEEDWARR
Recvd: 05/16/08 10:38 2 pgs
Fees:13.00 Taxes:362.60
20080516-0050488

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Richard C. Smiley, unmarried (NAME)	Regions Bank d/b/a Regions Mortgage (NAME)	17-8
1862 Union Hill Road (STREET ADDRESS)	2050 Parkway Office Circle (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Birmingham, AL 35244 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Barbara Smiley Jordan, a married woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard C. Smiley, unmarried**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being Tract No. 3 of Genevieve Boyd Smiley Property in the 10th Civil District of Davidson County, Tennessee, and more particularly described according to a survey by Cole Land Surveying No. 924, June 11, 1987, as follows:

Beginning at an iron pin set on the northerly margin of Union Hill Road, common corner with tract No. 2; thence North, 02 degrees 27 minutes 01 seconds West, 1483.16 feet to an iron pin and William Smith property; thence with Smith line South 82 degrees 54 minutes 46 seconds East, 173.92 feet to an existing iron pin; thence continuing with said call 18.15 feet to an iron pin and common corner with Tract No. 4; thence South 01 degrees 16 minutes 28 seconds East 1400.50 feet to the northerly margin of Union Hill Road; thence South 69 degrees 46 minutes 27 seconds West 168.79 feet to the point of beginning and containing 5.80 acres.

BEING the same property conveyed to Barbara Smiley Jordan from Genevieve Boyd Smiley, a widow, subject to life estate for and during my natural life, by Deed dated August 6, 1987, in Book 7344, Page 309, in the Register's Office for Davidson County, Tennessee.

1864 and 1862 Union Hill Road, Goodlettsville, TN 37072 are one and the same property.

This is not the marital homestead of the Grantor.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2007 taxes have been paid by the Grantor, and the current year's taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1864 Union Hill Road, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 my/our hand(s) this 9th day of May, 2008.

Barbara Smiley Jordan — May 09, 2008

Barbara Smiley Jordan — Date

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Barbara Smiley Jordan, a married woman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 9th day of May, 2008.

My Commission Expires: 9/10/10

Notary Public

DODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ for _____, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the _____ of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 9th day of May, 2008.

My Commission Expires:_____

_____

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066