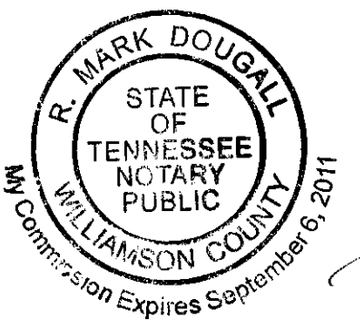
This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
106 Mission Court, Suite 1002
Franklin, TN 37067
2008070010

Davidson County DEEDWARR
Recvd: 07/29/08 12:31 3 pgs
Fees:18.00 Taxes:1405.63
20080729-0077410

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $379,900.00



Sworn to and subscribed before me this 18th day of July, 2008.

Jennifer R. Armstrong
Affiant

Notary Public

Address of New Owner:
William A. Carroll Jr.
7138 Bidwell Road
Joelton, TN 37080

Send Tax Bills to:
Countrywide Bank, FSB
810 Crescent Center Dr., Ste 510
Franklin, TN 37067

Map-Parcel Numbers:
21-355.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Joe N. Smith, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **William A. Carroll Jr., a single person, and Jennifer R. Armstrong, a single person, as Joint Tenants with the Right of Survivorship,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 8, FAITH PLACE, as shown on plat of record in Plat Book 7900, Page 292, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Description is the same as in the previous deed of record.

Being part of the same property conveyed to Joe N. Smith by Warranty Deed from Joe N. Smith, Trustee under the Supplemental Needs Trust of Alma N. Smith, a forty percent (40%) share, Joe N. Smith, a thirty percent (30%) share, and Joy Patterson, a thirty percent (30%) share, recorded on the 5th day of May, 2005 in Instrument No. 20050505-0050808, in the Register's Office of Davidson County, Tennessee.

A portion of the driveway for the adjacent property (Lot 9) encroaches onto the above-described (Lot 8). The Grantor, who is currently the owner of Lot 9, shall retain an easement, and the Grantee hereby conveys an easement to Grantor that includes only that portion of the property that contains the driveway of Lot 9 located on Lot 8. Said easement shall be used only for the benefit and use of the owner of Lot 9. The owner of Lot 8 and his heirs, successors and assigns shall not be required to maintain or keep said easement in repair, although the Owner of Lot 8 shall not obstruct said easement. This easement and agreement is binding on the parties hereto, their heirs, successors, and assigns, and shall run with the land.

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by Grantee.

This is improved property known as **7138 Bidwell Road, Joelton, TN 37080.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this18th day of July, 2008.

Joe N. Smith

Elizabeth Christine Smith by Joe N. Smith, her Attorney-in-Fact

power of attorney of record in Book 11212, Page 984

William A. Carroll, Jr.

Jennifer R. Armstrong

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Joe N. Smith, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of July, 2008.

Notary Public

R. MARK DOUGALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires September 6, 2011

STATE OF Tennessee
COUNTY OF Williamson

On this 18th day of July, 2008, before me personally appeared Joe N. Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Elizabeth Christine Smith, and acknowledged that [s]he executed the same as the free act and deed of Elizabeth Christine Smith.

Witness my hand, at office, on this 18th day of July, 2008.

Notary Public

My Commission Expires: _____

R. MARK DOUGALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires September 6, 2011

STATE OF Tennessee
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, William A. Carroll Jr. and Jennifer R. Armstrong, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of July, 2008.

Notary Public

R. MARK DOUGALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires September 6, 2011