This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
106 Mission Court, Suite 1002
Franklin, TN 37067
2008110002

Davidson County DEEDWARR
Recvd: 11/14/08 15:05 2 pgs
Fees:13.00 Taxes:388.50

20081114-0112783

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $105,000.00

Sworn to and subscribed before me this 13th day of November, 2008.

Affiant

Notary Public Comm. Exp 11-22-10

Address of New Owner:
Joe N. Smith
7174 Whites Creek Pike
Joelton, TN 37080

Send Tax Bills to:
New Owner

Map-Parcel Numbers:
025-160-031.00

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, **Hubert B. Boehms, Jr., as tenant by the entirety**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joe N. Smith, a married man as to an undivided 50% interest and Roger Neal Potter, a married man as to an undivided 50% interest, as Tenants in Common**, 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 on the Map of Goodlettsville Heights, Section III, as of record in Book 1835, page 98, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Hubert B. Boehms, Jr. and wife, Edna Juanita Boehms by deed from H.S. Moss and wife, Josephine Moss of record in Book 2247, page 405, said Register's Office, dated February 9, 1954. The said Edna Juanita Boehms having since died on October 19, 1995, property is now vested in Hubert B. Boehms, Jr., as tenant by the entirety.

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 at closing.

This is improved property known as **113 Garrett Drive, Goodlettsville, TN 37072.**

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, this13th day of November, 2008.

Hubert B. Boehms, Jr. - Beverly Carole Maxwell AIF
Hubert B. Boehms, Jr. by Beverly Carole Maxwell
as his attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public of said County and State, personally appeared Beverly Carole Maxwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath did acknowledged to be the Attorneys-in-fact for Hubert B. Boehms, Jr., the within bargainor(s), and that as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Hubert B. Boehms, Jr., the within named bargainor(s) by the said Beverly Carole Maxwell as such Attorney-in-Fact.

Witness my hand and official seal at office at Madison, Tennessee, on this the 13th day of November, 2008.

Kathy J. Byers
Notary Public
My commission expires: 9/19/09

