THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

ADDRESS NEW OWNER:

JOHN SMILEY ET UX
GLENDA SMILEY
106 HARRIS STREET
MADISON, TN 37115

SEND TAX BILLS TO:

SAME

MAP AND PARCEL NO:

MAP 043-13 PARCEL 136.00

Davidson County DEEDWARR
Recvd: 12/18/08 15:41 4 pgs
Fees:23.00 Taxes:555.00
20081218-0121281

The actual consideration or value, whichever is greater, for this transfer, is $150,000.00, this 16th day of July, 2008.

AFFIANT

Sworn to and subscribed before me this 16th day of July, 2008.

NOTARY PUBLIC

KRISTIE S. TAYLOR Notary Public at Large DAVIDSON CO., TENNESSEE

My commission expires: 07-24-2010

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED AND FIFTY THOUSAND ($150,000.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, NANCY SUTTON, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said JOHN SMILEY, ET UX GLENDA SMILEY, hereinafter referred to as GRANTEE, THEIR successors and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described as follows, to wit:

EXHIBIT "A"

Land in THE 11TH, FORMERLY THE 19TH, civil District of Davidson County, Tennessee, described as follows:

Beginning at a stake in the center of the New Larkin Spring Road, or Old Hickory Boulevard, at a point South 81 ½ degrees West 85 feet from B.I Bixler's northwest corner, thence South 8 ½ degrees 330 feet to a stake in Fitch's northerly line; thence South 81 ½ degrees west 70 feet to a stake; thence 8 ½ degrees West 330 feet to the center of said Old Hickory Boulevard; thence with the center of said Boulevard North 81 ½ degrees East 70 feet to the beginning.

Being the same property conveyed to NANCY SUTTON by Warranty Deed from THOMAS E. STEWART, TRUSTEE, of record in Instrument Number 20070917-0110619, 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 043-13, PARCEL 136.00)
2. Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5120, page 281, said Registers Office.

This sale includes all fixtures, furniture, appliances etc., that are currently at the property.

This is improved property known as 518 East Old Hickory Blvd., Madison, TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, THEIR successors and assigns forever, I covenant that I am lawfully seized and possessed of said real estate in fee simple and have a good right to convey it.

I further covenant and bind myself and my successors, heirs and representatives, to warrant and forever defend the title to said GRANTEE, their successors and assigns, against the lawful claims of all persons.

Roger Sutton, spouse of Nancy Sutton joins in conveying any interest he may have in subject property.

Taxes for the year 2008 will be pro-rated and settled between the parties.

WITNESS MY and seal on this the 16th day of July, 2008

NANCY SUTTON

ROGER SUTTON

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NANCY SUTTON, the within named bargainor with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 16 day of July, 2008.

Notary Public

My commission expires: 07-24-2010

KRISTIE S. TAYLOR Notary Public at Large DAVIDSON CO., TENNESSEE

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROGER SUTTON, the within named bargainor with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 16 day of July, 2008.

Notary Public

My commission expires: 07-24-2010

KRISTIE S. TAYLOR Notary Public at Large DAVIDSON CO., TENNESSEE

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 $150,000.00, 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.

JOHN SMILEY

Sworn to and subscribed before me, a Notary Public, this 16th day of July, 2008.

Notary Public

My Commission Expires: 07-24-2010

KRISTIE S. TAYLOR
Notary Public at Large
DAVIDSON CO., TENNESSEE