THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON, BARRETT & HERBERT, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 10629

BILL GARRETT, Davidson County
Trans:T20100074687 DEEDWARR
Recvd: 11/24/10 14:10 2 pgs
Fees:13.00 Taxes:448.27
20101124-0094325

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY ONE THOUSAND ONE HUNDRED FIFTY THREE AND 00/100 ($121,153.00) DOLLARS, cash in hand paid by JACKIE W. SMITH and wife, VICKI L. SMITH, receipt of which is hereby acknowledged, I, LOLA ANNE JOHNSON, unmarried, have bargained and sold, and by these presents do transfer and convey unto the said JACKIE W. SMITH and wife, VICKI L. SMITH, their heirs and assigns, a certain tract or parcel of land as follows:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 104 of the Belle Glen Phase II Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Belle Glen II Condominiums, of record at Instrument No. 20001211-0121937; and as first amended as Instrument No. 20010123-0006937, in the Register's Office of Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Belle Glen Phase II Condominiums as shown on Exhibit Map to the Master Deed at Instrument No. 20001211-0121937, in the Register's Office of Davidson County, Tennessee, for a more complete identification and description of such Unit.

Also conveyed herewith are all rights as conveyed in Master Deed of record at Instrument No. 20001211-0121937, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Lola Anne Johnson, a single person, by deed from 70 South Associates, LLC, a Tennessee limited liability company, dated March 23, 2001, and of record at Instrument No. 20010329-0030488, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all terms and conditions, restrictions, easements and assessments as set forth in Master Deed of record at Instrument No. 20001211-0121937; and as first amended at Instrument No. 20010123-0006937, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Assessment for Common Expenses as set forth in Master Deed of record at Instrument No. 20001211-0121937, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said JACKIE W. SMITH and wife, VICKI L. SMITH, their heirs and assigns, forever. And I do covenant with the said JACKIE W. SMITH and wife, VICKI L. SMITH, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered except for 2010 Davidson County property taxes which have been prorated and will be paid by Grantees. And I do further covenant and bind myself, my heirs and representatives, to warrant

and forever defend the title to said land to the said JACKIE W. SMITH and wife, VICKI L. SMITH, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND, on this 22nd day of November, 2010.

LOLA ANNE JOHNSON

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, LOLA ANNE JOHNSON, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 22nd day of November, 2010.

NOTARY PUBLIC

My Commission Expires: July 24, 2013

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Expires July 24, 2013

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $121,153.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 22nd day of November, 2010.

NOTARY PUBLIC

My Commission Expires: July 24, 2013

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Expires July 24, 2013

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Tax ID. 142070G10400CO

ADDRESS OF NEW OWNERS:
Mr. and Mrs. Jackie W. Smith
7241 Hwy 70 South
Nashville, TN 37221

SEND TAX BILLS TO:
TRISTAR BANK
P. O. Box 105012
Atlanta, GA 30348-5012