Prepared by: J. Greer Cummings, Jr.
Attorney at Law
222 Third Avenue, North
Nashville, TN 37201

ADDRESS NEW OWNER:
D.R. Properties
P.O. Box 23797
Nashville, TN 37201

SEND TAX BILLS TO:
Same

MAP-PARCEL NOS.
Map 92-15
Parcels 136 and 137

BOOK 6478 PAGE 772

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Marguerite Barker Smith and First American National Bank of Nashville, Trustee under the Last Will and Testament of E. Gray Smith, deceased, as to a one-half (1/2) undivided interest each (the "Grantors"), have this day bargained and sold, and by these presents do hereby transfer and convey unto D. R. Properties, a Tennessee general partnership composed of Mark R. Ehrie, Sr. and Michael Grant Ehrie, Jr. (the "Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference, together with all improvements, buildings and structures located thereon and all right, title and interest of Grantors in and to any easements and other rights appurtenant thereto (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit B, which is attached hereto and incorporated herein by reference.

This is improved property known as 2400 West End Avenue, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors and assigns, forever.

And Grantors covenant with Grantee that they are lawfully seized and possessed of the Property, that they have a good right to convey it, and that the same is free from all

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5309

encumbrances made or suffered by them, except to the extent otherwise set forth in Exhibit B hereto.

Grantors further covenant and bind themselves, their successors, heirs and representatives, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantors, but not further or otherwise.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on this 21st day of January, 1985.

Marguerite Barker Smith
Marguerite Barker Smith

FIRST AMERICAN NATIONAL BANK
OF NASHVILLE, TRUSTEE UNDER THE
LAST WILL AND TESTAMENT OF
E. GRAY SMITH, DECEASED

By: _____
Title: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Deborah A. Hughes, a Notary Public in and for said County and State, the within named Marguerite Barker Smith, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of January, 1985.

Deborah A. Hughes
Notary Public
My Commission Expires: 7-18-87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Deborah A. Hughes, a Notary Public of the State and County aforesaid, personally appeared W. A. Byrn, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Senior Vice President of First American National Bank of Nashville, Trustee under the Last Will and Testament of E. Gray Smith, deceased, the within named bargainor, a national banking association, and that he, as such Senior Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the association by himself as Senior Vice President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 21st day of January, 1985.

Deborah A. Hughes
Notary Public
My Commission Expires: 7-18-87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $875,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of January, 1985.

Deborah A. Hughes
Notary Public
My Commission Expires: 7-18-87

EXHIBIT A

Land in Davidson County, Tennessee, being part of the Elliston Property, as of record in Book 21, page 141, Register's Office for said County, described as follows:

BEGINNING at the northwest corner of West End Avenue, as widened, and 24th Avenue North, formerly Farrell Street; thence with the westerly margin of West End Avenue, as widened, westwardly 125 feet to the southeast corner of the property conveyed to William Nelson by deed from Frances F. Deeds and husband, of record in Book 444, page 522, said Register's Office; thence with the easterly line of said Nelson property, northwardly 214.65 feet to the southerly margin of Elliston Place, as widened; thence with said Place, eastwardly 125-1/2 feet more or less, to the westerly margin of 24th Avenue North; thence with said Avenue, southwardly 247 feet, more or less, to the beginning.

BEING the same property conveyed to E. Gray Smith by deed from Immanuel Baptist Church, of record in Book 1163, page 116, Register's Office for Davidson County, Tennessee, the said E. Gray Smith having since died and title being now vested in Marguerite Barker Smith and First American National Bank of Nashville, Trustee, as devisees under the Last Will and Testament of E. Gray Smith, deceased, of record in Will Book 135, page 469, in the office of the County Court Clerk of Davidson County, Tennessee.

EXHIBIT B

1. 1984 real property taxes, which are now due and payable, and 1985 real property taxes, which are a lien, but are not yet due and payable;

2. Easement for 10-inch sewer across northerly part of premises south of Elliston Place, as shown on plans in Engineer's Office, City of Nashville;

3. Restrictive covenants contained in deeds of record in Book 268, page 510, Book 270, page 591, Book 270, page 593, and Book 271, page 230, Register's Office for Davidson County, Tennessee; and

4. Unrecorded Lease Agreement with respect to the Property between E. Gray Smith, as Lessor, and Rich, Schwartz & Joseph, Inc., as Lessee, dated April 5, 1972, and the rights of the Lessee and any sublessee in possession.

1782531

IDENTIF. REFERENCE

JAN 22 3 03 PM '85

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6478 PAGE 777

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

875000.00- CAMT.
2275.00 CSTAX
.50 PRFEE
15.00 WDEED
CHECK 2290.50-
5309A01/22/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 8 2 5 3

IDENTIF. REFERENCE

JAN 22 3 03 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 102882