GENERAL WARRANTY DEED

BOOK 9753 PG 91

FROM:	SPIVEY MONTGOMERY, a Tennessee general partnership, Grantor	This instrument was prepared by: Jeffrey R. King Farris, Warfield & Kanaday 424 Church Street, 18th Floor Third National Financial Center
TO:	E.R. SMITH REAL ESTATE, LLC, Grantee	Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
500 Wilson Pike Circle Suite 100 Brentwood, TN 37027	(new owner)	81-2.205
		Field Book Numbers
		8DA-62087

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Five Thousand and 00/100 Dollars ($105,000.00).

Jeffrey R. King
Affiant

SUBSCRIBED AND SWORN TO before me, this the 2nd day of August, 1995.

Julie Jackson
Notary Public

My Commission Expires: 1/24/98

FOR AND IN CONSIDERATION OF the sum of One Hundred Five Thousand and 00/100 Dollars ($105,000.00), the receipt and sufficiency of which are hereby acknowledged, Spivey Montgomery, a Tennessee general partnership (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto E.R. Smith Real Estate, LLC, a Tennessee limited liability company (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 2712 Clarksville Pike, Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

And Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to the Grantee, its successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness our hands this 2nd day of August, 1995.

Spivey Montgomery, a Tennessee general partnership

By: _____
Bobby Gene Spivey,
general partner

By: _____
Daniel W. Montgomery,
general partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, LISA JACKSON, a Notary Public of said County and State, personally appeared Bobby Gene Spivey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a general partner of Spivey Montgomery, a Tennessee general partnership, the within named bargainor, and that he as such general partner executed the foregoing instrument for the purposes therein contained, by signing the name of himself as general partner of Spivey Montgomery, a Tennessee general partnership.

Witness my hand and seal, at Office in Nashville, this 2nd day of August, 1995.

Lisa Jackson
Notary Public

My Commission Expires: 1/24/98

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, LISA JACKSON, a Notary Public of said County and State, personally appeared Daniel W. Montgomery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a general partner of Spivey Montgomery, a Tennessee general partnership, the within named bargainor, and that he as such general partner executed the foregoing instrument for the purposes therein contained, by signing the name of himself as general partner of Spivey Montgomery, a Tennessee general partnership.

Witness my hand and seal, at Office in Nashville, this 2nd day of August, 1995.

Lisa Jackson
Notary Public

My Commission Expires: 1/24/98

NOTARY PUBLIC AT LARGE

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Lot No. 2, on the plan of E. B. Smith Subdivision, as shown on plat of record in Plat Book 6200, page 825, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Spivey Montgomery, a Tennessee general partnership, by Deed of record in Book 8786, page 76, and re-recorded in Book 8815, page 897, said Register's Office.

EXHIBIT B

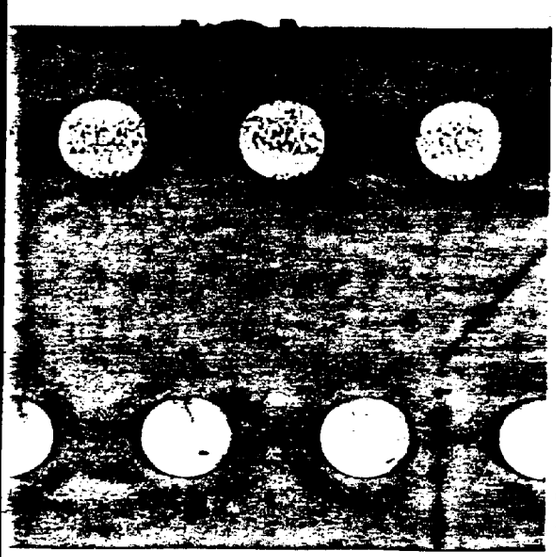
Encumbrances

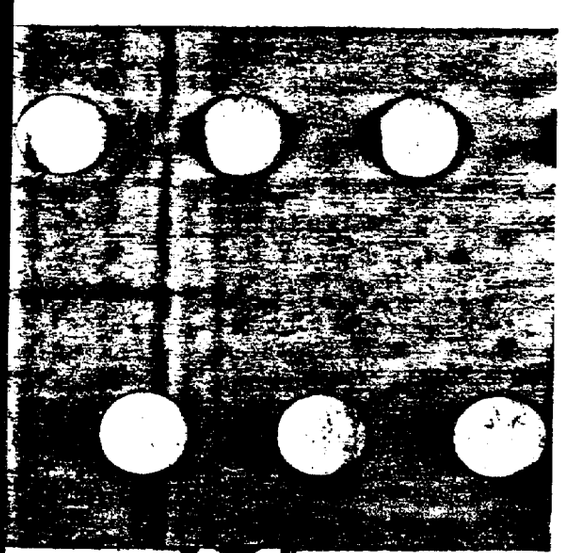
1. 1995 taxes constitute a lien, but are not yet due and payable.

2. All matters shown on the Plat recorded in Book 6200, page 825 and Book 6200, page 880, Register's Office for Davidson County, Tennessee.

008312
IDENTIF. ↑ REFERENCE
95 AUG -4 PM 12:54
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

9009 38/04 3101 03CHECK 405.50





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

RECEIVED OF _____

FOR _____

BOOK 9753 PG 95

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

CAMT
105000.00
CON TX 388.50
PRFEE 1.00
WDEED 16.00
TOTAL 405.50
CHECK 405.50
08/04/95 01 12:55 0001 9009

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00863 12
IDENTIF. ↑ REFERENCE

95 AUG -4 PM 12:54
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 938033