BOOK 10839 PG 867

# WARRANTY DEED

This instrument prepared by: Bass & Bass, Attorneys, Carthage, TN

Name and Address of New Owner: Mr. William G. West
407 Sharon Circle
Sparta, TN 38583

**********

State of Tennessee )
)
County of Davidson )

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Richard D. Jones
Affiant

Sworn to and subscribed before me, the 16 day of March, 1998.

James A. Bass
Notary Public

My Commission Expires: 1/10/2000

**********

Send Tax Notices to: Mr. William G. West
407 Sharon Circle
Sparta, TN 38583

Map: 118-2; Parcel: 71; Field Book # BH 00055

**********

**FOR AND IN CONSIDERATION** of the sum of *FOUR HUNDRED THOUSAND and NO/100 DOLLARS ($400,000.00)*, cash in hand paid, the receipt of which is hereby acknowledged, **SMI, INC.** f/k/a **SPENCE MOTELS, INC.**, hereinafter known as GRANTOR, has bargained and sold, and by these presents do transfer and convey unto **MASON-GRAVLEE ENTERPRISES, INC.**, a one-half (1/2) undivided interest; and **WILLIAM G. WEST** and wife, **EDNA C. WEST**, a one-half (1/2) undivided interest, their heirs and assigns, the following described tract or parcel of land located in the First (1st) Civil District of Davidson County, Tennessee, more particularly described according to a survey of Ragan-Smith Associates, dated September 12, 1997, Job NO. 97-103, as follows:

> **BEGINNING** at a p.k. nail (set) at the southwest corner of the intersection of Inverness Avenue and Franklin Pike; thence with the westerly right-of-way of Franklin Pike,

South 19 degrees 00 minutes 00 seconds East 282.83 feet to an existing iron pin at the northeast corner of a tract of land deeded to Ruth S. Jordan in Deed Book 9771, Page 447, Register's Office for Davidson County, Tennessee; thence, with the northerly line of said tract, South 70 degrees 43 minutes 03 seconds West 181.15 feet to an iron pin set at the southeast corner of a tract of land deeded to New Riviera Group in Deed Book 8142, Page 742, Register's Office for Davidson County, Tennessee; thence with the easterly line of the New Riviera Group tract, North 19 degrees 00 minutes 00 seconds West 282.83 feet to an existing iron pin on the southerly right-of-way of Inverness Avenue; thence with said southerly Right-of-way, North 70 degrees 43 minutes 03 seconds East 181.15 feet to the point of **BEGINNING**, and containing 1.176 acres, more or less, as calculated by the above courses and distances which were determined within the precision requirements of a Class "Urban" ATLA/ACSM Land Title Survey of 1992.

**BEING** the same property vested in Spence Motels, Inc., by deed from John C. Spence, Jr. and wife, Helen Payne Spence, of record in Book 3788, Page 717, Register's Office for Davidson County, Tennessee. By articles of amendment to the charter, the Spence Motels, Inc. changed its name to SMI, Inc., of record in Book 10572, Page 211, said register's office.

Possession with Deed-1998 property taxes prorated.

*This is improved commercial property located at 2501 Franklin Road, Nashville, 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 **MASON-GRAVLEE ENTERPRISES, INC.** and **WILLIAM G. WEST** and wife, **EDNA C. WEST**, their heirs and assigns, forever. **GRANTOR** covenant that it is lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey it, and same is unencumbered.

**GRANTOR FURTHER COVENANTS** and bind its successors and assigns, to warrant and forever defend the title to the said tract or parcel of land to the said **MASON-GRAVLEE ENTERPRISES, INC.**; and **WILLIAM G. WEST** and wife, **EDNA C. WEST,** their heirs and assigns, against the lawful claims of all persons, whomsoever.

**WITNESS MY HAND** on this the 13 day of March, 1998.

**SMI, INC.,**
*f/k/a* **SPENCE MOTELS, INC.**

By: John C. Spence Jr.
**JOHN C. SPENCE, JR.**

Title: CHAIRMAN OF THE BOARD

## ACKNOWLEDGEMENT

**STATE OF FLORIDA**

**COUNTY OF** PALM BEACH

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, the within named **JOHN C. SPENCE, JR.**, with whom I am personally acquainted, and who acknowledged that he is the Chairman of the Board of Directors of **SMI, INC.**, *f/k/a* **SPENCE MOTELS, INC.**, the within named bargainor, and that he as such Board Chairman, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as said officer.

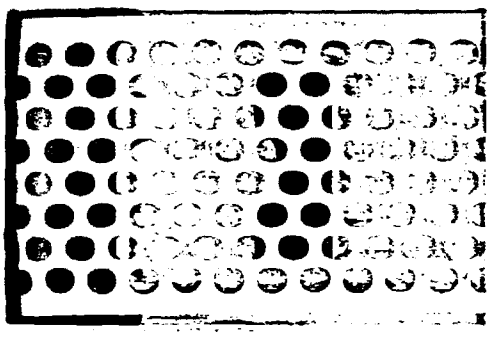
**WITNESS MY HAND** and official seal at Offices, PALM BEACH County, Florida, on this the 13 day of March, 1998.

Nancy C Seymour
**NOTARY PUBLIC**

My Commission expires: _____

OFFICIAL NOTARY SEAL
NANCY C SEYMOUR
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC449298
MY COMMISSION EXP. MAR. 29,1999

04128815
IDENTIF. + REFERENCE
98 MAR 16 PM 3:14
FELIX Z. McSHAN REGISTER
DAVIDSON COUNTY, TN.
PICK-UP
6442 03/16 0101 03CHECK 1493.00



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

RECEIVED OF _____

FOR _____

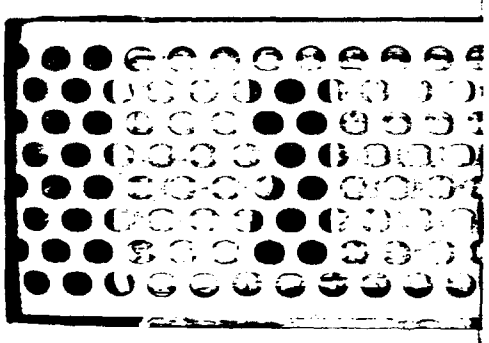
BOOK 10839 PG 870

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|---|---|---|
| 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 | |
| | 400000.00 |
| CON TX | 1480.00 |
| PRFEE | 1.00 |
| WDEED | 12.00 |
| TOTAL | 1493.00 |
| CHECK | 1493.00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 6442



04128 15
IDENTIF. ← REFERENCE

98 MAR 16 PM 3:14

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1266807