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BOOK 11133 PAGE 66

GENERAL WARRANTY DEED

FROM:	RONALD G. MARTIN, Grantor	This instrument was prepared by: Jeffrey R. King Farris, Warfield & Kanaday, PLC Suite 1900, SunTrust Center 424 Church Street Nashville, Tennessee 37219
TO:	E. R. SMITH REAL ESTATE, LLC Grantee	

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
Suite 100 500 Wilson Pike Circle Brentwood, TN 37027	New Owner	92-8-302

98 SEP 30 AM 10:29

0493867

DAVIDSON COUNTY, TN.

REGISTER'S REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Five Hundred Thousand and No/100 Dollars ($500,000.00).

E. Rhett Smith

Affiant

SUBSCRIBED AND SWORN TO before me, this the 25th day of September, 1998.

Kay Fuller

Notary Public

My Commission Expires: 9-23-2000

FOR AND IN CONSIDERATION OF the sum of Five Hundred Thousand and No/100 Dollars ($500,000.00), the receipt and sufficiency of which are hereby acknowledged, RONALD G. MARTIN ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto E. R. SMITH REAL ESTATE, LLC ("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 1501 Charlotte Avenue, 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.

331981.1 9/25/98

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

And Grantor does covenant with 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, his heirs, successors and assigns, to warrant and forever defend the title to the Property to 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.

Kathryn M. Martin, spouse of Grantor, joins in this conveyance for the purpose of conveying any marital rights she may have in the Property.

Witness our hands this 25th day of September, 1998.

Ronald G. Martin
RONALD G. MARTIN

Kathryn M. Martin
KATHRYN M. MARTIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Kay Fuller, a Notary Public of said County and State, RONALD G. MARTIN and KATHRYN M. MARTIN, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of September, 1998.

Kay Fuller
Notary Public

My Commission Expires: 9-23-2000

EXHIBIT A

PROPERTY DESCRIPTION BOOK 11133 PAGE 68

Land in the 2nd Civil District of Davidson County, Tennessee, being described by a survey made by Frank V. Neeley, Tennessee No. 1493, Job No. 1683, dated February 17, 1987, described as follows:

Beginning at an iron pin in the easterly margin of McMillen Street, said pin being at the intersection of the easterly margin of McMillen Street with the northerly margin of a 12-foot wide alley; thence, with the easterly margin of McMillen Street, North 43 deg. 49' 25" West, 171.77 feet to an iron pin; thence, North 01 deg. 09' 51" East, 5.57 feet to an iron pin in the southerly margin of Charlotte Avenue; thence, with the southerly margin of Charlotte Avenue, along a curve to the left (I = 2 deg. 23' 09"; R = 5135.39 feet) a distance of 213.84 feet to an iron pin in the westerly margin of 15th Avenue North; thence with the westerly margin of 15th Avenue North, South 43 deg. 52' 45" East, 124.91 feet to an iron pin in the northerly margin of said 12-foot wide alley; thence, with the northerly margin of said alley, South 45 deg. 58' 30" West, 211.95 feet to the point of beginning, containing 0.7296 acres (31779.82 square feet), more or less.

BEING the same property conveyed to Ronald G. Martin, by Deed of Record in Book 7492, page 63, Register's Office for Davidson County, Tennessee

The above description is the same as in the previous deed of record.

EXHIBIT B

Encumbrances

1. The lien for 1998 taxes which have been prorated and will be paid by Grantee.

2. All matters shown on the plat which is recorded in Book 161, page 119, said Register's Office.

7169 09/30 0101 03CHECK 1869.0

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

RECEIVED OF _____

FOR _____

BOOK 11133 PAGE 70

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 500000.00
				CON TX 1850.00
				PRFEE 1.00
				WDEED 16.00
				CFEE 2.00
				TOTAL 1869.00
				CHECK 1869.00
09/30/98	01			10:30 0001 7169

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98093867
IDENTIFICATION REFERENCE
493867
98 SEP 30 AM 10:29
REGISTER
DAVIDSON COUNTY, TN.

No. 1352477