Box 17

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July 2000

Notary Public

MY COMMISSION EXPIRES: 1-22-01
(AFFIX SEAL)

Instr:200008020076542 Page: 1 OF 3
REC'D FOR REC 08/02/2000 1:52:12PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $1239.50

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
New Era Management Services, LLC (NAME)	same (NAME)	MAP 161-8
P.O Box 112083 (ADDRESS)	(ADDRESS)	PARCEL 27
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Charles L. Smith, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO New Era Management Services, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Southwood, of record in Book 2663, pages 125 and 126, Register's Office for said County, described as follows:

Beginning at a point in the north margin of Brewer Drive, at the corner of Lot Nos. 3 and 4; thence with the line between said lots, northerly 192.02 feet to a corner of Lot No. 2; thence with the line between Lot Nos. 2 and 3, westerly 190.12 feet to the east margin of Nolensville Road; thence with the margin of said road, southerly 150 feet to the beginning of a curve; thence around said curve, southeasterly 39.29 feet to the northerly margin of Brewer Drive; thence with the margin of the same, easterly 125.38 feet to the point of beginning.

Being the same property conveyed to Charles L. Smith and wife, Carol Jane Smith by deed from Edward E. Carlton and wife, Mary E. Carlton of record in Book 4817, page 75, Register's Office for Davidson County, TN. The said Charles L. Smith and Carol Jane Smith having since divorced and the property divested from Jane K. Smith and vested in Charles L. Smith by Decree of Divorce in the Chancery Court for Giles County, TN, Docket No. 6655. Carol Jane Smith and Jane K. Smith being one and the same person.

Subject to restrictions of record in Book 2904, page 51, said Register's Office.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 2663, pages 125-126, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 5228 Nolensville Pike, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 28th day of July, 2000

Charles L. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles L. Smith

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of July, 2000.

Commission expires 5-27-01

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

Taxes for the year 2000 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.