Box 38
JPS

This Instrument Was Prepared By:
Jack F. King, Jr., Esq.
Miller & Martin LLP
1200 First Union Tower
150 4th Avenue North
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 04/04/01 15:37 8pgs
Fees:35.00 Taxes:444.00
20010404-0032969

Address New Owner(s):
Averitt Properties, Inc.
518 Old Kentucky Road
P. O. Box 3166
Cookeville, TN 38502-3166

Send Tax Bills to
New Owner

Tax Information:
Map: 135
Parcel: Part of 163

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, DR. CLIFTON L. GANUS, JR., LOTT R. TUCKER, JR. and JIM BILL MCINTEER, as CO-EXECUTORS OF THE ESTATE OF HOUSTON T. EZELL and LARRY TED SANDERS, DOUGLAS EZELL SANDERS, LADYE FRANK SANDERS ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to AVERITT PROPERTIES, INC., ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved land located on Smith Springs Road, Nashville, Tennessee.

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

AND Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 30th day of March, 2001.

ESTATE OF HOUSTON T. EZELL

By: _____
Dr. Clifton L. Ganus, Jr., Co-Executor

By: _____
Lott R. Tucker, Jr., Co-Executor

By: _____
Jim Bill McInteer, Co-Executor

_____
Larry Ted Sanders

_____
Douglas Ezell Sanders

_____
Ladye Frank Sanders

STATE OF ARKANSAS)
COUNTY OF _____)

Before me, the undersigned Notary Public, in and of the said County and State aforesaid, personally appeared Dr. Clifton L. Ganus, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be a Co-Executor of the Estate of Houston T. Ezell, the within named bargainor, a decedent's estate, and that he, as such Co-Executor, executed the foregoing instrument for the purposes therein contained, by signing the name of the decedent's estate by himself as Co-Executor.

Witness my hand and official seal at _____, Arkansas, this _____ day of March, 2001.

_____
Notary Public
My Commission Expires: _____

::ODMA\PCDOCS\TSD\246520\1

STATE OF ARKANSAS)
COUNTY OF White)

Before me, the undersigned Notary Public, in and of the said County and State aforesaid, personally appeared Lott R. Tucker, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be a Co-Executor of the Estate of Houston T. Ezell, the within named bargainor, a decedent's estate, and that he, as such Co-Executor, executed the foregoing instrument for the purposes therein contained, by signing the name of the decedent's estate by himself as Co-Executor.

Witness my hand and official seal at Searcy, Arkansas, this 30th day of March, 2001.

BARBARA NEWSOM
NOTARY PUBLIC-STATE OF ARKANSAS
MY COMMISSION EXPIRES 3-16-04
WHITE COUNTY

Barbara Newsom
Notary Public
My Commission Expires: 3-16-04

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, in and of the said County and State aforesaid, personally appeared Jim Bill McInteer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be a Co-Executor of the Estate of Houston T. Ezell, the within named bargainor, a decedent's estate, and that he, as such Co-Executor, executed the foregoing instrument for the purposes therein contained, by signing the name of the decedent's estate by himself as Co-Executor.

Witness my hand and official seal at Nashville, Tennessee, this 30 day of March, 2001.

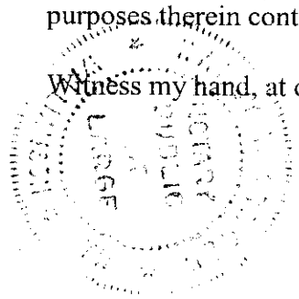
Nancy A. Arnold
Notary Public
My Commission Expires: Oct. 31, 2004

::ODMA\PCDOCS\TSD\246520\1

STATE OF TENNESSEE)
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, LARRY TED SANDERS, 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, at office, this 28 day of March, 2001.

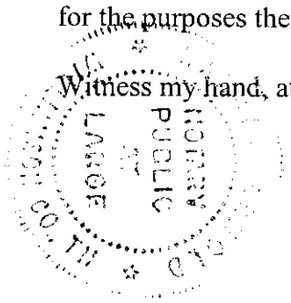


Nancy A. Arnold
Notary Public
My Commission Expires: Oct. 31, 2004

STATE OF TENNESSEE)
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, DOUGLAS EZELL SANDERS, 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, at office, this 28 day of March, 2001.

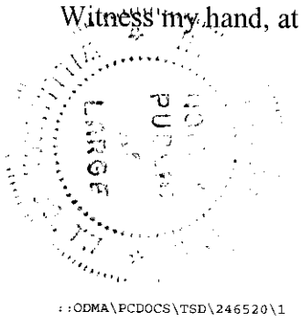


Nancy A. Arnold
Notary Public
My Commission Expires: Oct. 31, 2004

STATE OF TENNESSEE)
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, LADYE FRANK SANDERS, 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, at office, this 28 day of March, 2001.



Nancy A. Arnold
Notary Public
My Commission Expires: Oct 31, 2004

::ODMA\PCDOCS\TSD\246520\1

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $120,000.00.

Affiant

Subscribed and sworn to before me,
this 3rd day of ~~March~~ April, 2001.

Notary Public

My Commission Expires: 7-24-03

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PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, and described according to a survey made by James G. Snyder, RLS #1667, dated August 28, 2000, as follows:

Commencing at an existing iron rod located approximately 875 feet in an easterly direction from the intersection of Reynolds Road and Smith Springs Road at the southeast corner of the property of James T. Maddin et al, recorded in Deed Book 7595, page 177, in the Register's Office for Davidson County, Tennessee, as shown on property Map 135-00-0 162.00, and the southwest corner of the Houston T. Ezell et al, property recorded in Deed Book 6195, page 304, Deed Book 6380, page 887, Deed Book 6380, page 890, and Deed Book 7017, page 70, in the Register's Office for Davidson County, Tennessee, as shown on property Map 135-00-0 163. Said iron rod is also the southwest corner of an ingress/egress - overhead electric easement;

Thence; south 82° 51' 20" East, a distance of 29.98 feet to a new iron rod in the northerly margin of Smith Springs Road. Smith Springs Road having a minimal of a 50 foot right-of-way and varies on the southerly right-of-way. Said iron rod is the Point of Beginning for the herein described portion of land.

Thence; North 09° 03' 23" East, a distance of 172.00 feet to a new iron rod in the easterly margin of the Ingress/Egress easement;

Thence, continuing with the easterly margin of the Ingress/Egress easement North 06° 28' 00" East, a distance of 168.76 feet to a new iron rod in the southerly margin of a Bellsouth Mobility, Inc. NAS UNA Cell Site;

Thence, South 82° 56' 24" East, a distance of 60.00 feet to a new iron rod at the southeast corner of the Cell Site;

Thence, with the easterly margin of the Cell Site North 07° 05' 36" East, a distance of 70.00 feet to a new iron rod at the northeasterly corner of the Cell Site.

Thence, with the northerly margin of the Cell Site North 82° 56' 24" West, a distance of 90.00 feet to an existing iron rod at the northwesterly corner of the Cell Site and a point in the easterly margin of the Donald Maddin et al property recorded in Deed Book 7595, page 177, in the Register's Office for Davidson County, Tennessee, as shown on property Map 135-00-0 161;

Thence, continuing with the easterly boundary of the Maddin property North 07° 03' 37" East, a distance of 327.89 feet to a set rock at a fence corner, said point being the northeast corner of the Maddin property and the southeast corner of the Charles H. Merriwether and wife, Willie Mai S. Merriwether property as recorded in Deed Book 3226, page 443, in the Register's Office for Davidson County, Tennessee;

Thence, continuing with the Merriwether easterly boundary and a partial wire fence North 07° 19' 27" East, a distance of 185.52 feet to a new iron rod being the northwest corner of the herein

described property;

Thence, leaving the Merriwether property with a new division line of the Houston Ezell et al property South 81° 02' 16" East, a distance of 484.68 feet to a new iron rod at the northeast corner of the herein described property;

Thence, South 05° 51' 21" West, a distance of 878.16 feet to a new iron rod in the northerly margin of Smith Springs Road;

Thence, westerly with a curve to the right, through a central angle of 16° 15' 59" having a radius of 1225.81 feet, an arc of 348.01 feet along said curve, having a tangent length of 175.18 feet, and a chord length of 346.84 feet, having a chord direction of North 88° 46' 58" West to a new iron rod in the northerly margin of Smith Springs Road;

Thence, continuing with said margin of road North 80° 38' 59" West, a distance of 133.07 feet closing on the Point of Beginning; said portion of land contains 10.00 acres or 435601.69 square feet, more or less.

Included in the above description will be a Public Drainage and Utility Easement running parallel and the total length of the northerly margin of Smith Springs Road being 20 feet in width.

Also included in the 10 acre lot will be a reserved portion of land for future right-of-way running parallel and the total length of the northerly margin of Smith Springs Road being 17 feet in width.

Being a portion of the property conveyed to Houston T. Ezell by deed of record in Book 6195, page 304, Register's Office for Davidson County, Tennessee. A 1/4 undivided interest was conveyed to Larry Ted Sanders by deed of record in Book 6380, page 887. A 1/4 undivided interest was conveyed to Ladye Frank Sanders by deed of record in Book 6380, page 890. A 1/4 undivided interest was conveyed to Douglas E. Sanders by deed of record in Book 7017, page 70. The said Houston T. Ezell has since died.

1. Taxes for 2001, a lien which has been assumed by the Grantee.

2. Subject to the rights of others in family cemetery located on subject property along with ingress and egress thereto.

3. Easement to American Telephone and Telegraph of record in Book 1207, page 525, Register's Office for Davidson County, Tennessee.