Davidson County DEEDWARR
Recvd: 05/03/01 15:48 3pgs
Fees:15.00 Taxes:2775.00

20010503-0045873

This Instrument Prepared By:
Gail P. Pigg, Attorney
219 Second Avenue, North
First Floor Suite
Nashville, Tennessee 37201

OWNER(S) ADDRESS AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Coley Davis One	Same	Map 141
2209 Crestmoor Rd Ste 330		Parcels 86, 87, 88
Nashville Tenn 37215		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

REESE L. SMITH III AND STEPHEN B. SMITH,
each having a 1/2 undivided interest,
and REESE L. SMITH III, EXECUTOR OF THE ESTATES OF
REESE L. SMITH, JR., AND MARCELLA V. SMITH

hereinafter called the GRANTOR, having bargained and sold, and by these presents do transfer and convey unto,

COLEY DAVIS ONE,
a Tennessee General Partnership,
composed of Jacky Allen, Joe Gower and J. Thomas Holland II

his heirs and assigns, all their right, title and interest in and to the following described tract or parcel of real estate, lying and being in Davidson County, Tennessee, being more particularly described as follows, to wit:

TRACT 1 - 7986 COLEY DAVIS ROAD:

Being Tract No. 1 (Parcel 86) on the Plan of record for PUD Boundary Plat, Harpeth Springs, of record in Plat Book 6900, page 421, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

TRACT 2 - 7978 COLEY DAVIS ROAD:

Being Tract No. 2 (Parcel 87) on the Plan of record for PUD Boundary Plat, Harpeth Springs, of record in Plat Book 6900, page 421, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

TRACT 3 - 7960 COLEY DAVIS ROAD:

Being Tract No. 3 (Parcel 88) on the Plan of record for PUD Boundary Plat, Harpeth Springs, of record in Plat Book 6900, page 421, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

BEING a part of the same property conveyed to Reese L. Smith, Jr. by deed of record in Book 6011, page 190, Register's Office for Davidson County, Tennessee. The said Reese L. Smith, Jr. and his wife, Marcella V. Smith, having both since died, leaving as their only heirs Reese L. Smith III, Stephen B. Smith and Mark W. Smith. Mark W. Smith conveyed his 1/3 undivided interest to Reese L. Smith III and Stephen B. Smith by deed recorded simultaneously herewith.

This conveyance is subject to the following exceptions from the covenants herein specified:

1. Property taxes for the year 2001.
2. Plat of record in Book 6900, page 421, Register's Office for Davidson County, Tennessee.
3. All easements, setback lines and other notations shown on Plat in Book 6900, page 421, said Register's Office.
4. Cemetery located on Tract 3 and right to ingress, egress thereto in Book 735, page 252, Register's Office for Davidson County, Tennessee.

5. Drainage easement of record in Book 3314, page 23, said Register's Office.
6. Location of 100 year flood plain shown within the boundary of the subject property.
7. All "General Notes" referenced on Plat of record in Book 6900, page 421, said Register's Office.
8. Restrictions and zoning regulations of record.

This is improved property known as 7986, 7978 and 7960 Coley Davis Road, Nashville, Davidson County, Tennessee.

The Estates of Reese L. Smith, Jr. and Marcella V. Smith join in this instrument to convey any right, title or interest it may have in and to said property.

TO HAVE AND TO HOLD the same tract or parcel of land with appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said unit in fee simple, have good right to convey it, and the same is unencumbered, except as hereinabove set forth; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said unit to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever except as set forth above. 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 our hands this 30th day of April, 2001.

Reese L. Smith III

REESE L. SMITH III

Reese L. Smith III, Executor

REESE L. SMITH III, EXECUTOR OF THE ESTATE OF REESE L. SMITH, JR.

STEPHEN B. SMITH

Reese L. Smith III, Executor

REESE L. SMITH III, EXECUTOR OF THE ESTATE OF MARCELLA V. SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Reese L. Smith III with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, the within named bargainors, and, who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 30th day of April, 2001.

Gail P.

NOTARY PUBLIC

My commission expires: 5-30-04.

GAIL P. [illegible] NOTARY PUBLIC AT LARGE TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Stephen B. Smith with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, the within named bargainors, and, who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 30th day of April, 2001.

Gail P.

NOTARY PUBLIC

My commission expires: 5-30-04.

GAIL P. [illegible] NOTARY PUBLIC AT LARGE TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Reese L. Smith III, Executor of the Estate of Reese L. Smith, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, the within named bargainors, and, who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 30th day of April, 2001.

NOTARY PUBLIC

My commission expires: 5-30-04.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Reese L. Smith III, Executor of the Estate of Marcella V. Smith, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, the within named bargainors, and, who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 30th day of April, 2001.

NOTARY PUBLIC

My commission expires: 5-30-04.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $750,000.00.

Sworn to and subscribed before me this 30th day of April, 2001.

NOTARY PUBLIC

My commission expires: 5-30-04.