This Instrument Prepared By:
Kirk C. Waite, Attorney at Law
1800 First American Center
315 Deaderick Street
Nashville, TN 37238-1800

Davidson County DEEDWARR
Recvd: 04/16/02 09:33 5pgs
Fees:27.00 Taxes:0.00

20020416-0046756

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

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF April 2002

Deputy Register

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Mrs. Ladye Frank Sanders 432 Foothill Drive Nashville, Tennessee 37217	SAME	Map: 135 Parcel: 163 2D-45860

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and no/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Clifton L. Ganus, Jr., Lott R. Tucker, Jr. and Jim Bill McInteer, Co-Executors of the Estate of Houston T. Ezell, deceased, the Grantor herein, have bargained and by these presents do transfer and convey unto the Ladye Frank Sanders, the Grantee herein, her heirs and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

Land in the Second Civil District of Davidson County, Tennessee, being on the north side of Smith Springs Road and being 44.45 acre tract according to a survey by Southern Land and Associates, Inc., date July 7, 1978, and more fully described as follows:

Beginning in the southeast corner of the land herein described and said corner being the southwest corner of property conveyed to Charles C. Brewer and wife, Evelyn M. Brewer by deed from Robert H. Rollins, Sr. and wife, Elese Rollins as of record in Deed Book 5701, Page 28, Register's Office for Davidson County, Tennessee; thence S 79° 09' 15" W 380.0 feet to an iron pin; thence continuing with the northerly margin of Smith Springs Road S 79° 00' 00" W 310 feet to an iron pin; thence S 86° 47' 50" W 95.39 feet to an iron pin; thence continuing also in the northerly margin of Smith Springs Road N 85°09' 22" W 418.00 feet to an iron pin; thence N 4° 20' 32" E 1591.94 feet to an iron pin; thence S 79° 53' 10" E 488.61 feet to an iron pin; thence S 87° 38' 18" E 96.65 feet to an iron pin; thence N 6° 48' 21" E 401.69 feet to an iron pin; thence S 84° 15' 14" E 553.98 feet to an iron pin which is also a 48 inch sweetgum; thence S 4° 04' 31" W 1697.71 feet to the point of beginning.

Being the same property conveyed to Houston T. Ezell, from Century III Apartments, A Tennessee Limited Partnership, 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. Saners by deed of record in Book 7017, page 70. The said Houston T. Ezell has since died.

Included in this conveyance is the right, title and interest of the Grantors in the sewer easement granted by Century III Apartments, a limited partnership consisting of Charles C. Brewer, General Partner, W. D. Brewer, General Partner, and William Pinckley, General Partner, of record in Book 6195, page 304, RODC.

Included in the property description of this conveyance, but excluded therefrom is the following:

Land in the Second Civil District of Metropolitan Nashville-Davidson County, Tennessee, being further described as follows:

Beginning at a point on the existing north right-of-way line of Smith Springs Road and the common line of Sanders-Ezell and Grover N. Lesley, said point is 16' north of centerline survey station 12+87 and proceeding as follows:

1. Northwardly with the common line of Sanders-Ezell and Lesley 9' to the new north right-of-way line of Smith Springs Road, thence

2. Eastwardly with the new north right-of-way line 25' north of and parallel to the centerline and a 5,373.5' radius curve to the right 10.93', thence

3. S 80° 22' 05" E 142.09', thence

4. With a 1,225.84' radius curve to the left a distance of 501.78', thence

5. With a 3,777.37' radius curve to right a distance of 301.84', thence

6. N 80° 45' 26" E, 222' to a point on the common line of Sanders-Ezell and Jean Whitson, thence

7. Southwardly 10' to a point that is 15' north of centerline survey station 24+87 and on the existing north right-of-way line of Smith Springs Road, thence

8. Westwardly with the existing north right-of-way line of Smith Springs Road 1,190' to the point of beginning and containing 21,920 square feet or .50 acres, more or less.

Being the same property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 8244, page 850, Register's Office for Davidson County, Tennessee.

Also included in the property description of this conveyance, but excluded therefrom is the following:

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 the 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 1852.52 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 angel 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.

This instrument is made subject to all applicable local government planning, building and zoning regulations.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, hereditaments, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

GRANTOR DOES further covenant and bind itself, its heirs and assigns to warrant specially and forever defend the title to the said land to the said Grantee, her heirs and assigns against the lawful claims of all persons claiming by, through, or under Grantor, but no further or otherwise.

Witness our hand this 11 day of April, 2002.

GRANTORS:

CLIFTON L. GANUS, JR., Co-Executor

LOTT R. TUCKER, JR., Co-Executor

JIM BILL MCINTEER, Co-Executor

STATE OF ARKANSAS)
)
COUNTY OF White)

Personally appeared before me, Barbara Newsom, a Notary Public in and for said County and State, the within named Clifton L. Ganus, Co-Executor of the Estate of Houston T. Ezell, the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he, as such Co-Executor, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Searcy, Arkansas, this 10th day of April, 2002.

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 ARKANSAS)
)
COUNTY OF White)

Personally appeared before me, Barbara Newsom, a Notary Public in and for said County and State, the within named Lott R. Tucker, Jr., Co-Executor of the Estate of Houston T. Ezell, the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he, as such Co-Executor, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Searcy, Arkansas, this 10th day of April, 2002.

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 _____)

Personally appeared before me, Kirk C. Waite, a Notary Public in and for said County and State, the within named Jim Bill McInteer, Co-Executor of the Estate of Houston T. Ezell, the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he, as such Co-Executor, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11 day of April, 2002.

KIRK C. WAITE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires November 27, 2004

Kirk C. Waite
NOTARY PUBLIC

My Commission Expires _____