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CTH

THIS INSTRUMENT PREPARED BY: William H. Lassiter, Jr., 150 Fourth Avenue, North - Suite 1850 Nashville, TN 37219; (615) 259-9344

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.
Troy J. Smith, et ux	–Same–	Tract I: 118-11-146
1000 Sutton Hill Road		Tract II: 118-11-123
Nashville, TN 37204-3401		Tract III: 118-11-122

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Nine Hundred Twenty-Five and 00/100 Dollars ($925,000.00), cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, ZOE PROPERTIES, a Tennessee general partnership ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto TROY J. SMITH and wife, JEANIE M. SMITH, ("Grantees"), their heirs and assigns, the following described property located in Nashville, Davidson County, State of Tennessee, to wit:

Davidson County DEEDWARR
Recvd: 02/12/03 15:33 3pgs
Fees:18.00 Taxes:3422.50
20030212-0019621

TRACT I

LAND in Davidson County, Tennessee, being Lot No. 26 of Block J on the Map of Berry Hill Gardens, of record in Book 1130, Page 36, Register's Office for said County.

SAID lot fronts 95 feet on the northerly side of Thompson Lane and runs back 84 feet on the westerly line and 111.7 feet on the easterly line to a dead line on which it measures 98 feet.

BEING the same property conveyed to ZOE PROPERTIES, LLC by deeds of record in Book 9829, page 252 and Book 9395, page 856, Register's Office for Davidson County, Tennessee.

Zoe Properties, LLC has since filed a Certificate of Merger with the Tennessee Secretary of State's office, Nashville, Tennessee, merging into Zoe Properties, a Tennessee general partnership.

The above legal description is the same as used in the prior deed.

This is improved property known as 722 Thompson Lane, Nashville, Tennessee.

TRACT II

LAND in Davidson County, Tennessee, being Lot No. 3 of Block "J" on the Plan of Berry Hill Gardens of record in Plat Book 1130, Page 36, Register's Office for said county.

SAID Lot No. 3 of Block "J" fronts 70 feet on the broken southeasterly margin of Heather Place and extends back 120.2 feet on the northeasterly line and 103.6 feet on the southwesterly line to a dead line in the rear, measuring 64.0 feet thereon.

BEING the same property conveyed to Zoe Properties, LLC, by Warranty Deed from Cecil D. Simmons, unmarried, of record in Book 11231, Page

930, Register's Office for Davidson County, Tennessee. Zoe Properties, LLC has since filed a Certificate of Merger with the Tennessee Secretary of State's office, Nashville, Tennessee, merging into Zoe Properties, a Tennessee general partnership.

The above legal description is the same as used in the prior deed.

This is improved property known as 523 Heather Place, Nashville, Tennessee 37204.

TRACT III

Land in Davidson County, TN, being Lot No. 2 of Block "J" on the Plan of Berry Hill Gardens, of record in Plat Book 1130, Page 36, Register's Office for said county.

Said lot No. 2 fronts 96.4 feet on the south side of Heather Place and runs back between lines, 103.6 feet on the east line and 86 feet on the west line to a dead line in the rear on which it measures 70 feet.

Being the same property conveyed to Zoe Properties, LLC, by Warranty Deed from Gwen K. 2Spann, John A. Spann, III and Cason A. Dickinson, of record in Book 9842, Page 181, Register's Office for Davidson County, Tennessee.

Zoe Properties, LLC has since filed a Certificate of Merger with the Tennessee Secretary of State's office, Nashville, Tennessee, merging into Zoe Properties, a Tennessee general partnership.

This description is the same used in the previous deed of record.

This is improved property known as 525 Heather Place, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs and assigns, forever; and Grantor does covenant with the Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except for taxes for 2002 and 2003 (which 2003 taxes have been prorated through the date of the closing of the sale of said land); and Grantor does further covenant and bind itself, its 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.

IN WITNESS WHEREOF, Grantor has hereunto set it hand on this the ____ day of December, 2002.

GRANTOR:

ZOE PROPERTIES, a Tennessee general partnership

S. DOUGLAS SMITH, PARTNER

NAN F. SMITH, PARTNER

* * * * * * * * * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, S. DOUGLAS SMITH and NAN F. SMITH, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the only partners of Zoe Properties, a Tennessee general partnership, and that they are authorized by Zoe Properties to execute this instrument on its behalf.

Witness my hand, at office, this 7 day of February, 2003.

NOTARY PUBLIC

My Commission Expires:

Sept. 24, 2005

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 925,000.00.

AFFIANT

Sworn to and subscribed before me

this 7 day of Feb, 2003.

NOTARY PUBLIC

My Commission Expires: Sept. 24, 2005