Davidson County DEEDWARR
Recvd: 04/04/03 13:55 3pgs
Fees:18.00 Taxes:499.50
20030404-0044870

This instrument prepared by:
Mark E. Morrison
Grissim & Hodges
323 Union Street, Suite 400
Nashville, Tennessee 37201

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
BAYVIEW VENTURE, L.L.C. Attn: Harry G. Demetros 608 Lynnwood Blvd. Nashville, TN 37205	SAME	Map: 135 Parcel: 196

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, OPAL FRANCES SMITH, Trustee (under that Living Trust Agreement of Opal Frances Smith dated January 28, 1998) and RONNIE L. JONES, Successor Trustee (under that Living Trust Agreement of Irby Morgan Smith, Jr. dated January 28, 1998) (the "Grantors"), each having a one-half (1/2) undivided interest as tenants-in-common without right of survivorship in the property herein described, do transfer and convey unto BAYVIEW VENTURE, L.L.C., a Tennessee limited liability company, (the "Grantee"), its successors and assigns, all of their right, title and interest in and to that certain land in Davidson County, State of Tennessee, as more particularly described as follows:

> Land in the 2nd, formerly 5th Civil District of Davidson County, Tennessee, described accoring to a copy of a survey by Watkins & Murray, Surveyors, November 14, 1947, as follows:
>
> BEGINNING at a point in the center of Steel Road at the northwest corner of the property conveyed to Calvin B. Smith and wife, Peggy N. Smith, by deed of record in Book 1969, Page 462, Register's Office for said County, which said point is 347 feet north from the northerly margin of Smith Springs Road; thence with the northerly line of said Smith Property, South 81 deg. 30 min. East 470 feet, more or less, to a point in the westerly line of W.P. Neal Property; thence with Neal's line North 3 deg. 30 min. East 684 feet to a stone in the margin of a Lane; thence with the marging of said Lane westwardly 443.5 feet to a point in the center line of Steel Road; thence with the center line of said road South 5 deg. 15 min. West 620 feet to the beginning.
>
> Being the same property conveyed to Opal Frances Smith, Trustee, and Irby Morgan Smith, Jr., Trustee, by Quitclaim Deed of record in Book 10822, Page 669, Register's Office for Davidson County, Tennessee. Irby Morgan Smith having died on April 2, 1998. Pursuant to Item 6 of the Petition For Probate of Will and Granting of Letters Testamentary, Ronnie Lee Jones was acknowledged as the Trustee under that Living Trust Agreement of Irby Morgan Smith, Jr. executed on January 28, 1998 of record in the Davidson County Probate Court for Nashville, Tennessee, Probate Case #98P-1262.

This property is located on Ned Shelton Road near the intersection with Smith Springs Road, Una Community, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantors do covenant with the Grantee that they are lawfully seized and possessed of said land in

fee simple, has a good right to convey it, and the same is unencumbered, except for any matters set forth herein of record and subject to 2003 taxes. Buyer shall pay 2003 property taxes, which have been prorated at closing.. And Grantors do further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons, whomever.

Whenever 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 3 day of April, 2003.

GRANTOR:

Opal Frances Smith

OPAL FRANCES SMITH as Trustee ~~under~~ that Living Trust Agreement of Opal Frances Smith dated January 28, 1998, with full power to mortgage, sell, transfer and convey without the necessity of joinder of any beneficiary

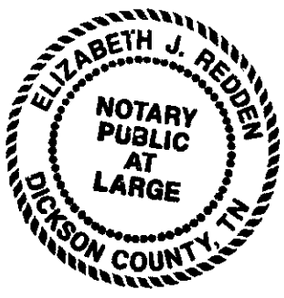
TITLE: Trustee

STATE OF TENNESSEE

COUNTY OF Dickson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Opal Frances Smith, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee under the Living Trust Agreement of Opal Frances Smith dated January 28, 1998, and is authorized as the Trustee under the Living Trust Agreement of Opal Frances Smith dated January 28, 1998 to execute this instrument of behalf of the Trust.

Witness my hand this 3rd day of April, 2003.



Elizabeth J. Redden

NOTARY PUBLIC

My Commission expires: 5/24/06

GRANTOR:

RONNIE LEE JONES as Successor Trustee under the Living Trust of Irby Morgan Smith, Jr. dated January 28, 1998, with full power to mortgage, sell, transfer and convey without the necessity of joinder of any beneficiary

TITLE: Trustee

STATE OF TENNESSEE

COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ronnie Lee Jones, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Successor Trustee under the Living Trust Agreement of Irby Morgan Smith, Jr. dated January 28, 1998, and is authorized as the Successor Trustee under the Living Trust Agreement of Irby Morgan Smith, Jr. dated January 28, 1998 to execute this instrument of behalf of the Trust.

Witness my hand this 3 day of April, 2003.

A. MICHELLE RUPIPER NOTARY PUBLIC AT LARGE SHELBY COUNTY, TENN. My Commission Expires 11/09/2005

NOTARY PUBLIC

My Commission expires: 11-9-05

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration for this transfer, or value of property (whichever is greater) is $135,000.00.

Affiant

Subscribed and sworn before me this 4th day of April, 2003.

NOTARY PUBLIC

My Commission Expires: 5/8/03