PICK-UP

Davidson County DEEDWARR
Recvd: 04/23/03 15:28 6pgs
Fees:33.00 Taxes:851.00
20030423-0054376

THIS INSTRUMENT PREPARED BY:
BONE McALLESTER NORTON PLLC
511 Union Street, Suite 1600
Nashville, Tennessee 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Old South Development, LLC 4009 Copeland Drive Nashville, TN 37215	116-12-0-124.00	same

GENERAL 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 consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Thomas David Lewis, Executor for the Estate of Bernice G. Lewis, Thomas David Lewis and Nancy Ellen Lewis, sole heirs of Donald E. Lewis, deceased, and Bernice G. Lewis, deceased,** (collectively the "Grantors"), have bargained and sold, and by these presents do transfer and convey to Old South Development, LLC, a Tennessee limited liability company (the "Grantee"), its assigns and successors, certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor, if any, in and to any land lying in the bed of any street, road, highway or avenue, open or proposed, in front of or adjoining all or any part of said land, any alley bisecting said land, and any and all strips, gores, or rights-of-way, riparian rights and easements affecting or appurtenant to said land (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, is made expressly subject to the matters set forth on Exhibit B, which is attached hereto and incorporated herein by reference; provided, however, that Grantors make no covenants or warranties whatsoever with respect to title to any alley bisecting the Property and any land lying in the bed of any streets, roads, highways, or avenues adjoining or abutting the Property or the amount of acreage or square footage contained in the Property.

This is improved property, known as 3919 Dorcas Drive, Nashville, Davidson County, Tennessee 37215.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, its successors and assigns, forever. Grantors covenant that, subject to the matters set forth above, Grantors are lawfully seized and possessed of said Property in fee simple, have good right to convey it, and that same is unencumbered.

Grantors further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to said Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Grantors further covenant and warrant to Grantee that the Estate of Bernice G. Lewis is solvent and has sufficient assets to pay all debts without consideration of the property conveyed by this Deed and in the event there are not sufficient assets, Grantors guarantee and hereby indemnify Grantee that they will personally pay such debts so that no claim may be made to the property conveyed by this Deed.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed as of the 23rd day of April, 2003.

GRANTORS:

Thomas David Lewis, Executor for the
Estate of Bernice G. Lewis

Thomas David Lewis, heir of Donald E. Lewis,
deceased, and Bernice G. Lewis, deceased

Nancy Ellen Lewis, heir of Donald E. Lewis,
deceased, and Bernice G. Lewis, deceased

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Thomas David Lewis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Executor for the Estate of Bernice G. Lewis, the within named bargainor, and that he as such Executor, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate of Bernice G. Lewis by the said Executor.

Witness my hand and seal, at office in Davidson County, Tennessee, this the 23rd day of April, 2003.

Kimberley R Mankin
NOTARY PUBLIC

KIMBERLEY R MANKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires: 9-30-2006

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared, Thomas David Lewis, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this the 23rd day of April, 2003.

Kimberley R Mankin
NOTARY PUBLIC

KIMBERLEY R MANKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires: 9-30-2006

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared, Thomas David Lewis, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this the 23rd day of April, 2003.

Kimberley R Mankin
NOTARY PUBLIC

KIMBERLEY R. MANKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9-30-2006 KRM

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $230,000.00.

Thomas David Lewis Executor

Subscribed and sworn to before me, this the 23rd day of April, 2003.

Kimberley R Mankin
Notary Public

KIMBERLEY R. MANKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9-30-2006

EXHIBIT A

PROPERTY DESCRIPTION

Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the plan of the division of the Henry W. Compton Estate, as of record in Plan Book 2, page 58, Chancery Court at Nashville, being part of Lot No. 4 on the unrecorded plan of Fred Webber's Subdivision, described according to a survey made by T.B. Sanford, Surveyor, July 5, 1952, as follows:

Beginning on the westerly margin of Webber Street at a point 112 feet north of the northeast corner of the property conveyed to Ivo A. Burton and wife, by deed from Chas H. King and wife, of record in Book 2090, page 122, Register's Office for said County; thence with said street northwardly 111 feet to the southeast corner of Lot No. 3 on said unrecorded plan; thence with the southerly line of Lots Nos. 3 and 2, westwardly 250 feet to the easterly line of the property conveyed to Tom Ragland and wife, by deed from Chas H. King and wife, of record in Book 1970, page 193, said Register's Office; thence with said line, southwardly 112 feet to a point 112 feet north of the northwest corner of said Burton property; thence eastwardly and parallel with the northerly line of said Burton Property, 250 feet to the beginning.

Being the same property conveyed to Donald E. Lewis and wife Bernice G. Lewis by deed from Ira T. Adams and wife, Martha S. Adams of record in Book 2281, page 635, Register's Office for Davidson County, Tennessee. Donald E. Lewis predeceased his wife, Bernice G. Lewis, vesting title to the property in Bernice G. Lewis. Bernice G. Lewis died on 12-22-2002 and her Will was admitted to probate January 27, 2003 in the Probate Court for Davidson County, Tennessee, Docket No. 03P-148. Thomas David Lewis was named Executor and all real and personal property was vested equally in the beneficiaries, Thomas David Lewis and Nancy Ellen Lewis.

EXHIBIT B

ENCUMBRANCES

1. Taxes for the year 2003, a lien, now due and payable.