FILE BOX 45

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/30/03 13:24 2pgs
Fees:13.00 Taxes:537.61
20030630-0090009

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF June 20 03

Notary Public

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

JAMIE CRUTCHFIELD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pine View Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arthur Smith (NAME)	Georgia Bank & Trust Co. of (NAME)	MAP 62-1
2522 Pennington Bend Rd. (ADDRESS)	1321 Murfreesboro Rd; Suite 701 (ADDRESS)	PARCEL 39
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, BFT Investments, Limited Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Arthur/Smith
M.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 1, on the Plan of First Revision, Amendment to the Final Plat, Taylorcraft Subdivision, of record in Plat Book 8250, Page 974, amended in Plat Book 8250, Page 982, less and except that portion of the property described in Instrument 20020111-0005111 and Instrument 20020111-0005112, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to BFT Investments, Limited Partnership by deed from Eric W. Taylor, of record in Instrument 20010717-0075825 and by deed from B.F. Taylor of record in Instrument 200006270063667, less and except that portion of the property described in deed of record in Instrument 20020111-0005111 and deed of record in Instrument 20020111-0005112, Register's Office for said County.

This conveyance is made subject to: (1) 2003 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 8250, Page 974, amended in Plat Book 8250, Page 982; and (3) Sewage Pumps and Service Lines Easement of record in Instrument 20020206-0016609, said Register's Office.

unimproved ( )
This is improved (X) property, known as 2522 Pennington Bend Rd., Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. 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 my hand this 17th day of June, 20 03

BFT Investments, Limited Partnership

By:
Eric W. Taylor, Limited Partner

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 20_____ .

Commission expires _____ _____

Notary Public

STATE OF Kentucky
COUNTY OF

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Eric W. Taylor and _____ with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon his oath(s) acknowledged himself to be the Limited Partner and _____ respectively of the BFT Investments , Limited Partnership the within named bargainor, ~~a corporation~~, and that he as such Limited Partner and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by ~~signing the name of the corporation~~ by the said Eric W. Taylor as such Limited Partner, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Louisville, Kentucky on this 17th day of June 20 03 .

My commission expires August 31, 2004

Linda Ridgway
Notary Public

LINDA RIDGWAY NOTARY PUBLIC STATE AT LARGE, KENTUCKY

LINDA RIDGWAY NOTARY PUBLIC STATE AT LARGE, KY