Box 17

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/16/03 11:50 3pgs
Fees:18.00 Taxes:2682.50
20030716-0099507

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 725,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF July, 2003

Notary Public

MY COMMISSION EXPIRES: 4/25/2004
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WOODSTRUST LLC (NAME)	Same (NAME)	MAP 92-16
3000 Medial Avenue (ADDRESS)	(ADDRESS)	PARCEL 337
Nshville, TN 37215 (CITY) (STATE) (ZIP)	(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, Miles Bell and Robert Williams

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WOODSTRUST LLC

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 a tract of land lying in the 26th Councilmanic District, Davidson County, Tennessee. Said tract being Lot No. 132 and the westerly part of Lot No. 133 on the Plan of O. B. Hayes' plan of small lots, as of record in Book 1, page 69, Chancery Court at Nashville and more particularly described as follows:

Beginning at the south right of way of Division Street and the west right of way of 18th Avenue South as widened; thence along said West right of way South 05 deg. 25' 14" West 134.96 feet to an iron pin; thence being the beginning point for this tract; thence, continuing along the west right of way of 18th Avenue South, South 05 deg. 25' 14" West 89.81 feet to an iron point thence, leaving said West right of way along the south line of this described tract North 85 deg. 05' 46" West 145.00 feet to an iron pin in the East margin of an alley; thence, along said margin North 05 deg. 25' 14" East 75.76 feet to an iron pin in the south right of way of Division Street; the Northwest corner of this tract; thence along said South right of way North 49 deg. 22' 47" East 60.38 feet to an iron pin; thence leaving said South right of way along the North line of this described tract as follows: South 09 deg. 13' 32" East 30.00 feet to an iron pin; thence South 85 deg. 09' 18" East 95.50 feet to the point of beginning.

Being the same property conveyed to Miles Bell and Robert Williams by deed from Gilbert W. Smith and wfie, Gail S. Smith of record in Book 9221, page 936, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 1, page 69, said

CONTINUED

unimproved ( )
This is improved (X) property, known as 705-707 18th Avenue South, Nashville, TN 37203
(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 our hand S this 10th day of July, 2003

Miles Bell

Robert Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Miles Bell and Robert Williams

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of July, 2003.

Commission expires 3-26-05

PHYLLIS KEENAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

Chancery Court.

Taxes for the year 2003 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

Subject property is commercial property and spouses of grantors, if any, have never resided in said property.