FILE BOX 57

THIS INSTRUMENT PREPARED BY:
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TUNE, ENTREKIN & WHITE, P.C.
315 Deaderick Street, Suite 2100
Nashville, Tennessee 37238
(615) 244-2770

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $ 347,000.00

8/14/03
AFFIANT

Subscribed and sworn to before me, this 14th day of August, 2003

NOTARY PUBLIC

My Commission Expires: 9/30/05

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 08/14/03 15:32 3pgs
Fees:18.00 Taxes:1283.90

20030814-0117299

GENERAL WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Map and Parcel No.:**
William Harmon Smallman 4706 Elkins Ave Nashville TN 37209	Same	118-1-84-85 (Tract 1) 105-10-210 (Tract 2) 91-11-200 (Tract 3)

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Greer Investment Company**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **William Harmon Smallman,** ("Grantee"), his heirs, representatives and assigns, certain tracts or parcels of land in Davidson County, Tennessee, more particularly described as follows:

Tract 1:
Being Lots No. 79 and 80 on the Plan of Victoria Place, of record in Plat Book 332 at page 10, Register's Office for Davidson County, Tennessee.

Said lots adjoin and front together 125 feet on the northerly side of Kirkwood Avenue, formerly Augusta Avenue, and extend back between parallel lines 130 feet to an alley.

Tract 2:
Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of C.S. Caldwell's Roycroft Addition, as of record in Book 332, page 37, Register's Office for Davidson County, Tennessee.

Said Lot No. 32 fronts 50 feet on the northerly side of Roycroft Avenue and runs back between parallel lines 170 feet to an alley.

Tract 3:
Land in Davidson County, Tennessee, being Lots Nos. 1112 and 1114 of Block No. 158, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's office for Davidson County, Tennessee.

Said Lots Nos. 1112 and 1114 front together 50 feet on the southerly side of Indiana Avenue and run back between parallel lines, 150 feet to an alley.

Being a portion of the same property conveyed to Greer Investment Company by deed of record in Book 8426, page 14, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, representatives and assigns forever.

And the Grantor does covenant with the said Grantee 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 as set forth on attached Exhibit A.

And the Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the land to the said Grantee, his heirs, representatives and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned Grantor has executed this General Warranty Deed as of August 14, 2003.

Greer Investment Company

By: _____
H. Lynn Greer, Jr., President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared **H. Lynn Greer, Jr.**, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the President of **Greer Investment Company,** the within named bargainor, a corporation, and that he, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer..

WITNESS my hand and official seal at office this 14 day of August, 2003.

_____
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 7/30/05.

My Commission Expires JULY 30, 2005

EXHIBIT A

1. Taxes for 2003, a lien not yet due and payable

2. Easements to Metropolitan Government for Storm Drainage Improvements in Book 3505, page 364 and book 3577. Page 56, Register's Office for Davidson County, Tennessee (Tract 1)

3. Matters shown on the Plans of record in Plat Book 332, page 10 and Plat Book 1130, page 97, Register's Office for Davidson County, Tennessee (Tract 1)

4. Matters shown on the Plan of record in Plat Book 332, page 37, Register's Office for Davidson County, Tennessee (Tract 2)

5. Matters shown on the Plan of record in Plat Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee (Tract 3).