(3)

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$55,000.00**.

Affiant

Sworn to and subscribed before me this 29th day of July, 2003.

Michelle W. Locke
NOTARY PUBLIC

My Commission Expires: 12/19/05

Davidson County DEEDWARR
Recvd: 08/14/03 17:28 3pgs
Fees:18.00 Taxes:203.50
20030814-0117475

ADDRESS - NEW OWNER
Melvin Jai Smith
4634 Clarksville Pk
Nashville, TN 37212

SEND TAX BILLS TO:
Same

MAP/PARCEL NUMBER:
Map 81-16
Parcel 392

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Faye C. Kimbrough, Lillian C. Collins, and Phyllis C. Lett**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto Melvin Jai Smith, hereinafter called "Grantee", his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in the 20th Councilmanic District of Nashville, Davidson County, Tennessee, on the northerly margin of Jefferson Street, 69.65 feet west of 10th Avenue, North, being part of Lot 149, Map of D. T. McGavock's First Addition, recorded in Book 10, page 606-608, Register's Office for Davidson County, Tennessee, being bounded on the North by Smith, on the East by Smith, on the South by Jefferson Street, and on the West by Shannon and Smith, described according to a boundary survey dated 7-17-03 by Campbell, McRae and Associates Surveying Inc. (John Hood TN R.L.S. #1838, as follows:

Beginning at a P.K. nail (new) on the northerly margin of Jefferson Street, said nail being located S 69° 34' 55" W 69.65 feet (69' more or less on adjoiner's deed) from the westerly margin of 10th Avenue, North, and being the southwest corner of the Victor Con Smith, Jr. land (Book 5890, page 106, R.O.D.C., TN); thence with said northerly margin of Jefferson Street, S 69° 34' 55" W 30.28 feet to an iron rod (new) at the southeast corner of the Albert J. Shannon land (Book 5581, page 846, R.O.D.C., TN); thence, leaving said Jefferson Street with said Shannon, N 30° 40' 10" W (passing said Shannon's northeast corner), for a total distance of 91.00 feet (90 feet by previous deed) to an iron rod (old) in the easterly line of Victor C. Smith, Jr. land (Book 8181, page 294, R.O.D.C., TN), and at the southwest corner of the Victor Con Smith, Jr. land (Book 5890, page 106, R.O.D.C., TN); thence with Smith's said southerly line, S 69° 48' 46" E 36.12 feet to an iron rod (new) in the westerly line of said

Victor Con Smith, Jr. (Book 5890, page 106 R.O.D.C., TN); thence with said Smith S 27° 01' 38" E 90 feet to the point of beginning, containing 2,969.51 sq. ft., or 0.068 acres, more or less.

Being the same property conveyed to Lillian C. Collins, Faye C. Kimbrough, and Phyllis C. Lett in joint tenancy and equal shares from James H. Crowder, Jr., of record in Book 9480, page 971, and the same property conveyed to Lillian C. Collins, Faye C. Kimbrough and Phyllis C. Lett, by deed from Lillian C. Collins, Faye C. Kimbrough and Phyllis C. Lett, as tenants-in-common, and not as joint tenants, as of record in Book 10643, page 786, Register's Office for Davidson County, Tennessee.

The above-described property is not the place f usual residence of Grantors, herein

This is improved property known as 1006-1008 Jefferson Street, Nashville, TN 37208.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and Grantor does covenant with the said Grantee that we 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 Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 29th day of July, 2003.

Faye C. Kimbrough
Faye C. Kimbrough

Lillian C. Collins by Faye Kimbrough POA
Lillian C. Collins

Phyllis C. Lett by
Faye C. Kimbrough POA
Phyllis C. Lett

Powers of Attorney of record in
Inst. # 20030814-0117493 +
Inst. # 20030814-0117494, RODC, TN

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, **Faye C. Kimbrough**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 29th day of July, 2003.

Michelle W. Locke
NOTARY PUBLIC

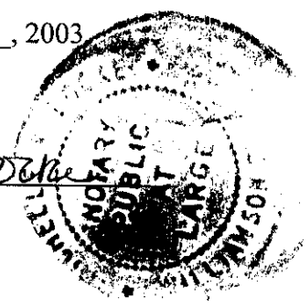
NOTARY PUBLIC AT LARGE DAVIDSON TN

My Commission Expires: 12/19/05

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29th day of July, 2003, before me personally appeared **Faye C. Kimbrough**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Phyllis C. Lett**, and acknowledged that such person executed the same as the free act and deed of **Phyllis C. Lett**.

Witness my hand and official seal this 29th day of July, 2003.



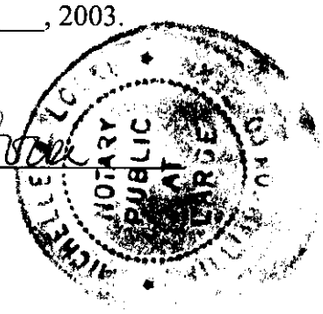
Michelle W. Locke
NOTARY PUBLIC

My Commission Expires 12/19/05.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29th day of July, 2003, before me personally appeared **Faye C. Kimbrough**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Lillian C. Collins**, and acknowledged that such person executed the same as the free act and deed of **Lillian C. Collins**.

Witness my hand and official seal this 29th day of July, 2003.



Michelle W. Locke
NOTARY PUBLIC

My Commission Expires 12/19/05.