This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Haury & Smith Construction Co., Inc.
2033 Richard Jones Rd
Nashville, TN 37215

SEND TAX BILL TO:
Owner

MORTGAGEE:
NONE

MAP **116-3**
GROUP
PARCEL **32 & 33**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Oscar Tivis Nelson, Jr.,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, transfer and convey unto **Haury & Smith Construction Co., Inc.**, hereinafter called the "GRANTEES", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

See attached Exhibit "A"

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2003 and subsequent years.

This is improved property known as 129 & 131 Woodmont Boulevard, Nashville, Tennessee 37215.

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", its successors and assigns, forever, and, does covenant with the said "GRANTEES" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and its successors and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 09/02/03 08:46 3pgs
Fees:18.00 Taxes:1369.00
20030902-0126207

WITNESS our hands this the 15th day of August, 2003.

Oscar Tivis Nelson, Jr.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Oscar Tivis Nelson, Jr.,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of August, 2003.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 12/15/2004

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is ~~$370~~,000.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of August, 2003.

NOTARY PUBLIC

My Commission Expires: 12/15/2004

Exhibit "A"

Tract 1: (M & P 116-3-32)

Land in Davidson County, Tennessee, being the northerly 60 feet of Lot No. 144 on the plan of Kenner Manor Land Company's Second Subdivision of the Kenner Tract, of record in Book 421, page 100, said Register's Office.

Said part of lot No. 144 fronts 60 feet on the southwesterly side of Woodmont Avenue and runs back 438.2 feet on the northwesterly line and 443 feet, more or less, on the southeasterly line to the line of a 10 feet reserved strip and measures 60 feet thereon.

Being the same property conveyed to Oscar Tivis Nelson, Jr., unmarried by deed from John H. Voorhees, Jr., Edward Van Voorhees, and William Sugg Voorhees, of record in Book 5031, page 731, said Register's Office.

Tract 2: (M & P 116-3-33)

Land in Davidson County, Tennessee, being the southeasterly 40 feet of lot No. 144 and the northwesterly 20 feet of Lot no. 145 in the Kenner Manor Land Company's Second Subdivision of the Kenner Tract, which is recorded in Book 421, page 100, said Register's Office.

Said parts of said Lots adjoin and front together 60 feet on the southwesterly side of Woodmont Avenue, and extend back in a southwesterly direction and between parallel lines 445 feet, more or less, on its northwesterly margin and 457 feet, more or less on its southwesterly margin to a 10 foot strip reserved.

Being the same property conveyed to Oscar Tivis Nelson, Jr., by deed from Voorhees Realty Company, of record in Book 4984, page 991, said Register's Office.