This Instrument Prepared By:
FLYNN & RADFORD, ATTYS., P.C.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
1030362

Davidson County DEEDWARR
Recvd: 02/26/04 14:34 3pgs
Fees:18.00 Taxes:296.00
20040226-0022054

Send Tax Bills To:

SAME

New Owner is:
2505 Dickerson Rd.
Nashville, TN 33333

MAP: 71-03-97.00
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Geraldine Smith** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Jack Davis, Jr.** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A tract of Land in the 12th formerly 17th District of Davidson County, Tennessee and described as follows:

Beginning at a point in the southerly margin of Donald Street, said point being 24.62 feet east of the easterly margin of Dickerson Road; thence along the southerly margin of Donald Street, South 65° 10' 10" East, 134.83 feet to an iron pin; thence along George B. Coles West property line, South 16° 43' 11" West 229.80 feet to an iron pin located in W.T. Smith's North property line; thence along said line North 67° 09' 20" West, 143.31 feet to an iron pin located in the easterly margin of Dickerson Road; thence along said margin north 13° 00', East 212.80 feet to an iron pin; thence along a curve to the right (R=20.00 feet) 35.50 feet to the point of beginning containing 0.8 acres (34,762.9 square feet) more or less and being located in the 12th Civil District of Davidson County, Tennessee.

Being the same property conveyed to Geraldine Smith, Individually by Quitclaim Deed from Geraldine Smith, Trustee U/A/D September 5, 1995 of record in Book 9929, Page 571, dated October 29, 1999 and recorded March 30, 2000, Instrument No. 200003300031869, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Grantor and Grantees acknowledge that the foregoing description will be revised by survey and that a Deed of Corrections may, thereafter, be recorded at the option of the Grantee.

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, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 8th day of January, 2004.

GRANTOR:

Geraldine Smith

Geraldine Smith

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

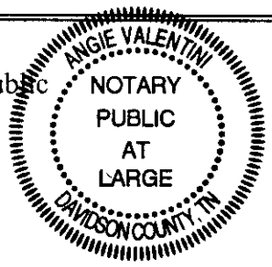
Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Geraldine Smith** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

ANGIE VALENTINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Witness my hand and seal on this the 8th day of January, 2004.

Angie Valentine

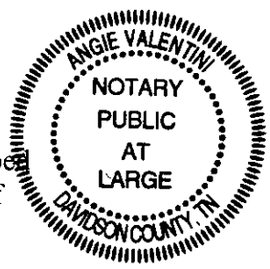
Notary Public



My Commission Expires: Sept. 22, 2007

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $80,000.00.



Affiant

SWORN TO and subscribed before me this 8 day of January, 2004

NOTARY PUBLIC

My commission expires:

9-22-07