Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
William H. Smallman 4706 Elkins Drive Nashville, TN 37209	New Owner	Map 105-11, Parcels 207, 209,210, 213 and 214
This instrument prepared by: David B. Gray Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

Davidson County DEEDWARR
Recvd: 03/08/04 09:00 4pgs
Fees:23.00 Taxes:1217.36

20040308-0025878

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Roberts Real Estate, LLC ("Grantor") has bargained and sold, and hereby transfers and conveys to William H. Smallman ("Grantee"), and his respective heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their respective heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. Plan of record in plat Book 161, Page 44, said Register's Office

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and their respective heirs and assigns, against the lawful claims of all persons.

This is improved property, known as 142 A & B Raines Avenue Nashville, TN 37203; 146 A & B Raines Avenue Nashville, TN 37203; 2147 Byrum Avenue Nashville, TN 37203; 2131 Byrum Avenue Nashville, TN 37203; and 2143 Byrum Avenue Nashville, TN 37203.

EXECUTED this 4th day of March, 2004.

Roberts Real Estate, LLC

By: _____
James Roberts, Chief Manger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared James Roberts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence.) and who, upon oath, acknowledged himself to be Chief Manager of Roberts Real Estate, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Chief Manager.

WITNESS my hand and seal, this 4 th day of March, 2004.

NOTARY PUBLIC

My Commission Expires: 1-29-05

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $329,016.40.

AFFIANT

Subscribed and sworn to before me this 4th day of March, 2004.

NOTARY PUBLIC

My Commission Expires:
1-29-05

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Exhibit "A"

TRACT NO. 1:. (MAP 105-11, PARCEL 207.00)

Being the southerly 38 feet of Lot No. 5 and the northerly 30 feet of Lot No. 7 on the Plan of Aldrich Bros. and Myers Subdivision, as of record in Book 161, Page 44, Register's Office for Davidson County, Tennessee.

Said portion of Lot Nos. 5 and 7 front 68 feet on the easterly margin of Rains Avenue and extend back between parallel lines 150 feet to an alley.

Being the same property conveyed to Roberts Real Estate, LLC by Substitute Trustee's Deed from Priority Trustees Services, L.L.C., Substitute Trustee of record in Instrument No. 20031104-0161633, Register's Office for Davidson County, Tennessee.

This property is commonly known as 146 A & B Raines Avenue, Nashville, TN 37203

TRACT NO. 2: (MAP 105-11, Parcel 214.00)

Being Lot No. 12 and the southerly 2 feet of Lot No. 10 and the northerly 16 feet of Lot No. 14 of Aldrich Bros. and Myers Subdivision, of record in Book 161, Page 44 Register's Office for Davidson County, Tennessee.

Said Lot No. 12 and the portions of Lot No. 10 and Lot No. 14 front 68 feet on the Westerly margin of Byrum Avenue, and extends back between parallel lines a distance of 150 feet to a proposed 15 foot alley.

Being the same property conveyed to Roberts Real Estate, LLC from JPMorgan Chase Bank as Trustee, by Special Warranty Deed of record in Instrument No. 20040102-0000291, said Register's Office.

This property is commonly known as 2147 & 2149 Byrum Avenue Nashville, TN 37203.

TRACT NO. 3: (MAP 105-11, PARCEL 210.00)

Being the northerly portion of Lot No. 2 of Aldrich Bros. and Myers Subdivision of record in Book 161, page 44, Register's Office for Davidson County, Tennessee.

Said northerly portion of Lot No. 2 fronts 72 feet on the westerly side of Byrum Avenue and extends back between lines in a westerly direction a distance of 150 feet to a line in the rear measuring 73 feet to a proposed 15 foot alley.

Being the same property conveyed to Roberts Real Estate, LLC by Special Warranty Deed from JP Morgan Chase Bank, as Trustee, of record in Instrument No. 20040102-0000290, Register's Office for Davidson County, Tennessee.

This property is commonly known as 2131 Byrum Avenue Nashville, TN 37203

TRACT NO. 4: (MAP 105-11, PARCEL 213.00)

Being the southerly 20 feet of Lot No. 8 and the northerly 48 feet of Lot No. 10 of Aldrich Bros., and Myers Subdivision, of record in Book 161, Page 44, Register's Office for Davidson County, Tennessee.

Said portions of Lot No. 8 and Lot No. 10 front 68 feet on the westerly margin of Byrum Avenue and extend back between parallel lines a distance of 150 feet to a proposed 15 foot alley.

Being the same property conveyed to Roberts Real Estate by Special Warranty Deed from JPMorgan Chase Bank, Trustee of record in Instrument No. 20040102-0000295 and re-recorded in Instrument No. 20040304-0024679, Register's Office for Davidson County, Tennessee.

This property is commonly known as 2143 & 2145 Byrum Avenue Nashville, TN 37203

TRACT NO. 5: (MAP 105-11, PARCEL 209.00)

Being the northerly portion of Lot No. 1 of Aldrich Bros., and Myers Subdivision, of record in Book 161, Page 44, Register's Office in Davidson County, Tennessee.

Said part of Lot No. 1 fronts 74 feet on the easterly margin of Rains Ave., and extends back between lines 150 feet to a line in the rear measuring 73 feet to a proposed 15 foot alley.

Being the same property conveyed to Roberts Real Estate, LLC by Substitute Trustee's Deed from I. Dyke Tatum, Substitute Trustee of record in Instrument No. 20031030-0159790, Register's Office for Davidson County, Tennessee.

This property is commonly known as 142 Raines Avenue, Nashville, TN 37203