GENERAL WARRANTY DEED

FROM: Mikael ("Mickey") W. Jacobs, Trustee, U/W Barbara L. Flexner DTD 4/20/93, and John M. Flexner,

"Grantors"

TO: John Brent Smith and wife, Valerie Higgins Smith,

"Grantees"

This instrument was prepared by:
Jeffrey R. King
Stites & Harbison, PLLC
Suite 1800
424 Church Street
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Numbers:
4213 Wallace Lane Nashville, TN 37215	(new owner)	130-4-87

Davidson County DEEDWARR
Recvd: 05/18/04 10:41 4pgs
Fees:23.00 Taxes:1528.10
20040518-0057958

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Four Hundred Thirteen Thousand and No/100 Dollars ($413,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 30th day of April, 2004.

JOU ANN BASHAM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:
My Commission Expires NOV. 24, 2007

FOR AND IN CONSIDERATION OF the sum of Four Hundred Thirteen Thousand and No/100 Dollars ($413,000.00), the receipt and sufficiency of which are hereby acknowledged, Mikael ("Mickey") W. Jacobs, Trustee, U/W Barbara L. Flexner DTD 4/20/93, and John M. Flexner ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto John Brent Smith and wife, Valerie Higgins Smith ("Grantees"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 4213 Wallace Lane, Nashville, TN 37215.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

And Grantors do covenant with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple, Grantors have a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantors do further covenant and bind Grantors, their heirs, successors and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness our hands this 30th day of April, 2004.

Mikael ("Mickey") W. Jacobs, Trustee
U/W Barbara Flexner DTD 4/20/93

John M. Flexner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lou Ann Basham, a Notary Public of said County and State, Mikael ("Mickey") W. Jacobs, Trustee, U/W Barbara Flexner DTD 4/20/93, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville,TN, this 30th day of April, 2004.

Notary Public

My Commission Expires:

LOU ANN BASHAM NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lee Ann Barham, a Notary Public of said County and State, John M. Flexner, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office in Nashville, TN, this 30th day of April, 2004.

LOUANN BARHAM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Lee Ann Barham
Notary Public

My Commission Expires:

My Commission Expires NOV. 24, 2007

02000N:040731:578721:1:NASHVILLE
4/28/04

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Sneed Estates of record in Book 2133, pages 10 and 11, Register's Office for said County.

Said Lot No. 56 fronts 134 feet on the westerly side of Wallace Lane and runs back between parallel lines 300 feet to a dead line, measuring 134 feet thereon.

Being the same property conveyed to Mikael ("Mickey") W. Jacobs, Trustee, U/W Barbara L. Flexner DTD 4/20/93, and John M. Flexner by deed from John M. Flexner, Executor of the Estate of Barbara L. Flexner of record as Instrument No. 20030521-0069614, said Register's Office; and, being the same property conveyed to John M. Flexner by deed of record in Book 2905, page 91, said Register's Office.

The above description is the same as in the previous deed of record in Book 2905, page 91, said Register's Office.

EXHIBIT B

Encumbrances

1. Taxes for 2004 constitute a lien, but are not yet due and payable.

2. Restrictive Covenants of record in Book 2092, page 410, as amended in Book 2097, page 93, said Register's Office.

3. Matters shown on the Plan of record in Book 2133, pages 10 and 11, said Register's Office.