This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 06/08/04 15:26 3pgs
Fees:18.00 Taxes:886.15
20040608-0067888

ADDRESS NEW OWNER:

Stevenson Trust No. 8
4124 Franklin Road
Nashville, TN 37204

SEND TAX BILL:

New Owner

MAP AND PARCEL:
All of Map 135, Parcel 147

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Ronnie Lee Jones in his capacity as Successor Trustee of the Irby Morgan Smith, Jr. Living Trust and Ronnie Lee Jones in his capacity as Successor Trustee of the Opal Frances Smith Living Trust**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Stevenson Trust No. 8**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Tract 1:

A tract of land lying in the 2nd Civil District of Davidson County, Tennessee, and described partly from a survey made by Geo. W. Watkins, Surveyor, dated February 18, 1954, as follows:

Beginning at a spike in the center of Reynolds Road, being the northwest corner of a 3.3 acre tract conveyed to Irby Morgan Smith, Jr. and wife, Opal Frances Smith, by deed from Berry A. Dobson and wife, of record in Book 2344, page 543, Register's Office for said County, thence with the center of said Road north 16 degrees 30' east 60 feet; thence leaving said Road south 75 degrees 40' east 1140 feet, more or less, to a fence line, thence along the fence line southerly 396 feet, more or less, to a turn in said fence, thence westerly along said fence 543 feet to the southeast corner of a 2 acre tract conveyed to Clifford Smith Avrit and wife, by deed from Berry A. Dobson and wife, of record in Book 2249, page 476, said Register's Office, thence along the easterly line of Avrit and Smith's tracts and passing through a pond north 16 degrees 30' east 350 feet to Smith's northeast corner; thence with his north line north 75 degrees 40' west 670 feet to the beginning, containing 3 acres, more or less.

Being the same property conveyed to Irby Morgan Smith, Jr. and wife, Opal Frances Smith by deed from Berry A. Dobson and wife, Pauline B. Dobson, of record in Deed Book 2490, page 629, Register's Office for Davidson County, Tennessee. The said Irby

Morgan Smith, Jr. and wife, Opal Frances Smith have since conveyed their interests to Irby Morgan Smith, Jr., Trustee (under that Living Trust Agreement of Irby Morgan Smith, Jr. dated January 28, 1998) and Opal Frances Smith, Trustee (under that Living Trust Agreement of Opal Frances Smith dated January 28, 1998), each with a one-half undivided interest as Tenants-in-Common without Right of Survivorship, by Quitclaim Deed of record in Book 10822, page 663, Register's Office for Davidson County, Tennessee. The said Irby Morgan Smith, Jr. has since died and Ronnie Lee Jones is named as the Successor Trustee for the Irby Morgan Smith, Jr. Living Trust and the said Ronnie Lee Jones is also serving as Successor Trustee for the Opal Frances Smith Living Trust.

Tract 2:

Being in the 2nd, formerly 5th Civil District of said County, described according to a copy of a survey thereof made February 18, 1954, by Geo. W. Watkins, Surveyor as follows:

Beginning at a point in the center line of Reynolds Road, at a spike, a corner of the land conveyed to Clifford Smith Avrit and wife, by deed of record in Book 2249, page 476, Register' Office for said County, thence along Avrit's north line, south 75 degrees 40' east 670 feet to an iron pin, Avrit's northeast corner, thence north 16 degrees 30' east 220 feet to an iron pin; thence north 75 degrees 40' west 670 feet to the center line of Reynolds Road; thence with the center line of same, south 16 degrees 30' west 220 feet to the beginning, containing 3.3 acres, more or less.

Being the same property conveyed to Irby Morgan Smith, Jr. and wife, Opal Frances Smith by deed from Berry A. Dobson and wife, Pauline B. Dobson, of record in Deed Book 2344, page 543, Register's Office for Davidson County, Tennessee. The said Irby Morgan Smith, Jr. and wife, Opal Frances Smith have since conveyed their interests to Irby Morgan Smith, Jr., Trustee (under that Living Trust Agreement of Irby Morgan Smith, Jr. dated January 28, 1998) and Opal Frances Smith, Trustee (under that Living Trust Agreement of Opal Frances Smith dated January 28, 1998), each with a one-half undivided interest as Tenants-in-Common without Right of Survivorship, by Quitclaim Deed of record in Book 10822, page 665, Register's Office for Davidson County, Tennessee. The said Irby Morgan Smith, Jr. has since died and Ronnie Lee Jones is named as the Successor Trustee for the Irby Morgan Smith, Jr. Living Trust and the said Ronnie Lee Jones is also serving as Successor Trustee for the Opal Frances Smith Living Trust.

This is improved property known as 1806 Reynolds Road, Nashville, TN 37214.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property 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 themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the

singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 7th day of June, 2004.

Ronnie Lee Jones, Successor Trustee of the Irby Morgan Smith, Jr. Living Trust

Ronnie Lee Jones, Successor Trustee of the Opal Frances Smith Living Trust

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Ronnie Lee Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Successor Trustee of both the Irby Morgan Smith, Jr. Living Trust and the Opal Frances Smith Living Trust, the within named bargainor, and as such Successor Trustee being authorized so to do, executed this instrument for the purposes therein contained and on behalf of the Irby Morgan Smith, Jr. Living Trust and the Opal Frances Smith Living Trust.

Witness my hand and official seal this 7th day of June, 2004.

Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007

STATE OF TENNESSEE)
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $239,500.00.

AFFIANT

Subscribed and sworn to before me
this 7th day of June, 2004.

NOTARY PUBLIC

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007