40A

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

Davidson County DEEDWARR
Recvd: 06/08/04 15:27 3pgs
Fees:18.00 Taxes:111.00
20040608-0067889

ADDRESS NEW OWNER:

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

SEND TAX BILL:

New Owner

MAP AND PARCEL:
Map 135
Parcel 148

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:

Being in the 2nd, formerly 5th Civil District of Davidson County, Tennessee, and being described according to a copy of a survey thereof made Feb. 18, 1954, by George W. Watkins, Surveyor as follows:

Beginning at a stake in the center line of Reynolds Road opposite a fence line at the southeast corner of the Church lot, being the northwest corner of the property conveyed to Merriwether by deed of record in Book 836, page 286, Register's Office for said County, thence with the center of said road, North 16 degrees 30' East 130 feet to a spike; thence South 75 degrees 40' east 670 feet to an iron pin, thence South 16 degrees 30' West, passing through a pond, 130 feet to an iron pin in a fence line, being Merriwether's north line; thence with his north line, North 75 degrees 40' West, 670 feet to the point of beginning, containing 2 acres, more or less.

Being the same property conveyed to Irby Morgan Smith, Jr. and wife, Opal Frances Smith by deed from Clifford Smith Avrit and wife, Doris Wannelle Grubbs Avrit, of record in Deed Book 2696, page 367, 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 671, 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 conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is unimproved property known as 1812 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 $30,000.00.

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