RETURN TO:
~~Homeland Title, LLC~~
1896 General George Patton Dr.
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Thomas C. Scott
TUNE, ENTREKIN & WHITE, P.C.
315 Deaderick Street, Suite 1700
Nashville, Tennessee 37238
(615) 244-2770

Davidson County DEEDWARR
Recvd: 12/01/04 14:23 4pgs
Fees:23.00 Taxes:1572.50

20041201-0143133

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $425,000.00

11/30/04
AFFIANT

Subscribed and sworn to before me, this 30 day of November, 2004.

NOTARY PUBLIC

My Commission Expires: 7-30-08

YVONNE NORMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

GENERAL WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Map and Parcel No.:**
William Harmon Smallman P.O. Box 158444 NASHVILLE, TN 37215	Same	Map 133-08-0 Parcels 129, 130, 138, 139, 140, 206 and 207

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **July Realty Company**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **William Harmon Smallman,** ("Grantee"), his heirs, representatives and assigns, certain tracts or parcels of land in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, representatives and assigns forever.

And the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for 2005 property taxes and the matters shown on Exhibit B.

And the Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the land to the said Grantee, his heirs, representatives and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned Grantor has executed this General Warranty Deed as of ~~December~~ November 30, 2004.

~~JULY REALTY COMPANY~~, a partnership

By: _____
H. Lynn Greer, Jr., General Partner

By: _____
June Greer Bogle, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared **H. Lynn Greer, Jr.**, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the General Partner of **July Realty Company,** the within named bargainor, a partnership, and that he, as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as such partner.

WITNESS my hand and official seal at office this 30 day of November, 2004.

Notary Public

My Commission Expires: 7-30-05.

YVONNE NORMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared **June Greer Bogle,** with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who upon oath, acknowledged herself to be the General Partner of **July Realty Company,** the within named bargainor, a partnership, and that she, as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by herself as such partner.

WITNESS my hand and official seal at office this 30 day of November, 2004.

Notary Public

My Commission Expires: 7-30-05.

YVONNE NORMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT A

TRACT I:

Land in Davidson County, Tennessee, being Lot(s) 34 and 35, as shown on the map entitled Valley View Terrace, Phase II, of record in Plat Book 5200, page(s) 119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JULY REALTY COMPANY, A TENNESSEE PARTNERSHIP COMPOSED OF H. LYNN GREER, JR. AND JUNE GREER BOGLE, by deed of record in Book 6330, page 495, said Register's Office.

TRACT II:

Land in Davidson County, Tennessee, being Lot(s) 43, 44 and 45, as shown on the map entitled Valley View Terrace, Phase II, of record in Plat Book 5200, page(s) 119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to JULY REALTY COMPANY, be deed of record in Book 10220, page 978, said Register's Office.

EXHIBIT B

TITLE EXCEPTIONS

1. Facts which would be disclosed by a comprehensive survey of the premises described herein.

2. Rights and claims of parties in possession.

3. General or special taxes and assessments required to be paid in the year 2005 and subsequent years.

4. Matters shown on the Plan of record in Book 5200, page (s) 119, as amended in Book 6250, page 214, said Register's Office. (Tract I)

5. Matters shown on the Plan of record in Book 5200, page (s) 119, said Register's Office. (Tract II)

6. Title to that portion of the premises, if any, embraced within the charter right-of-way of L & N Railroad.

7. Restrictive Covenants contained in instrument of record in Book 5323, page 310, Book 5603, page 341, as amended in Book 5733, page 375, and Book 6400, page 902, said Register's Office.

8. Easement for the flow of the waters of the Seven Mile Creek and the rights of the public therein.

9. Rights of upper and lower riparian owners to the flow of the water of Seven Mile Creed, free from diminution or pollution.

10. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Seven Mile Creek.

11. Provisions, easements, terms and conditions in Indenture dated December 11, 1964, of record in Book 3852, page 562, said Register's Office.

12. Rights of ingress and egress, if any, by First Suburban Water Utility District of Davidson County, Tennessee, covering encroachment of a twenty-four (24) inch concrete sanitary sewer line, mentioned in instrument of record in Book 5173, page 550, said Register's Office.

13. Covenant contained in the deed from Louisville and Nashville Railroad Company, to Paul I. Hooper, Trustee, of record in Book 5173, page 550, said Register's Office as follows:

    The Grantee, his heirs and assigns, agrees to construction and maintain, at his cost and expense, a six (6) foot cyclone-type, fence along the north and northwest property lines which are adjacent to the Grantor's right-of-way and this provision shall be a covenant running with the lane.