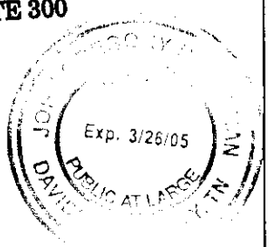
WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $660,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF FEBRUARY, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Randolph Smith	David Randolph Smith	Map 104-12
(NAME) 1913 21st Avenue	(NAME) 1913 21st Avenue	Parcel 54
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JAMES O. MCLEOD JR. AND WIFE SARAH MCLEOD, AND DAVID B. WOOD**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID RANDOLPH SMITH AND EDMUND J. SCHMIDT III AND RAFAEL BERK,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the northerly 50.5 feet of Lot No. 5 on the Plan of Subdivision of Hamilton Parks 10.28 acre tract in the 7th, formerly the 10th, Civil District of Davidson County, Tennessee, of record in Book 161, page 160, Register's Office for Davidson County, Tennessee.

Said northerly part of said Lot No. 5 fronts 50.5 feet on the westerly side of Hillsboro Pike, or 21st Avenue South, and runs back between parallel lines 155 feet, more or less, to an alley.

Being the same property conveyed to James O. McLeod, Jr. and David B. Wood by deed from Hillsboro Village Properties, a TN general partnership, of record in Instrument #20000605-0055422, said Register's Office. Sarah McLeod joins in executing this deed to convey any interest she may have in said property.

This conveyance is subject to (a) 2005 real property taxes, which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 161, page 160, said Register's Office.

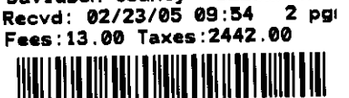
unimproved ☐

This is improved ☒ property known as 1913 21st Avenue, Nashville, TN 37212

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 02/23/05 09:54 2 pgs
Fees:13.00 Taxes:2442.00



20050223-0019539

Witness our hands this 22nd day of February, 2005.

Sarah McLeod

James O. McLeod Jr.

David B. Wood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sarah McLeod, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22 day of February, 2005.

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James O. McLeod Jr, the 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 Nashville, Tennessee this 22 day of February, 2005.

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David B. Wood, the 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 Nashville, Tennessee this 22 day of February, 2005.

Notary Public