Davidson County DEEDWARR
Recvd: 06/17/05 15:05 4 pgs
Fees:23.00 Taxes:1202.50

20050617-0069693

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Mitchell Whitson	New Owners	Map 135
2148 Smith Springs Road		Parcels 133.00, 134.00 and 135.00
Nashville, TN 37217		26b 12238

This instrument prepared by : Robert J. Notestine III, 4515 Harding Pike, Suite 315, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Ronnie L. Jones, Trustee , with full power to sell, transfer and convey without the joinder of any beneficiary,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Mitchell Whitson** (The "Grantee"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

See attached Exhibit A for legal descriptions and derivation clauses.

Irby Morgan Smith, Jr. Is now deceased and Ronnie L. Jones has been appointed as trustee in his place.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2005 and subsequent years.

This is improved property commonly known as 1932, 1934 and 1936 Old Murfreesboro Road, Nashville, TN.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $325,000.00.

Ronnie L Jones
Affiant

Subscribed and sworn to before me this 15th day of June, 2005.

Notary Public

My Commission Expires: 3-31-07

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 15 day of June, 2005.

Ronnie L. Jones, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Ronnie L. Jones, Trustee with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of June, 2005.

Notary Public

My Commission Expires: 3-31-07

EXHIBIT A

PROPERTY DESCRIPTION

TRACT 1:

A tract of land in the 2nd Civil District of Davidson County, Tennessee, described partially according to a survey thereof made by Erle Drake, County Surveyor, December 4, 1936, as follows:

Beginning at a point in the center of Murfreesboro Road at the Southeast corner of the property of R.P. Horton; thence with the center of said road, South 46° East 200 feet to a point opposite the corner of the property conveyed to Hattie Elizabeth Smith, by deed of record in Book 1012, Page 159, Register's Office for said County; thence North 18° East to a point in the Northeasterly margin of said Murfreesboro Road, Smith's Southwest corner; thence along Smith's Westerly line, North 18° East 144.5 feet to a post and North 5 1/2° East 123 feet to Smith's Northwest corner; thence with Smith's Northerly line, South 84 1/2° East 54 feet to the Southwest corner of the property conveyed to William Paul Jones and wife, by deed of record in Book 1759, Page 57, said Register's Office; thence with Jones' Westerly line North 0° 32' East 458.7 feet to a point in the Southerly line of the property conveyed to J.S. Walker and wife, by deed of record in Book 699, Page 723, said Register's Office; thence along Walker's Southerly line and along a fence, North 65° 31' West 288.5 feet, more or less, to an iron pin in R.P. Horton's East boundary line; thence with Horton's Easterly line and along a fence, South 1 1/2° West 734 feet to the point of beginning

Being the same property conveyed to Irby Morgan Smith, Jr., Trustee (under that Living Trust Agreement of Irby Morgan Smith, Jr. dated January 28, 1998), and to Opal Frances Smith, Trustee (under that Living Trust Agreement of Opal Frances Smith, dated January 28, 1998) by quitclaim deed from Irby Morgan Smith, Jr. and wife, Opal Frances Smith, dated March 3, 1998, filed March 4, 1998, of record in Book 10822, Page 677, Register's Office for Davidson County, Tennessee.

TRACT 2:

Land being in the 2nd, formerly 5th Civil District of said County, described as follows:

Beginning at a point in the Northeasterly margin of Murfreesboro Road, said point being South 46° East 221 feet from the Southeast corner of the R.P. Horton property; thence with the margin of said road, South 35 1/4° East 108 feet; thence leaving said road running South 88 1/4° East 35 feet to a point in Combs' line, being in rear of said Combs' store; thence with his said line, North 2 1/4° East 344.5 feet to a post, Combs' Northwest corner; thence North 84 1/4° West 54 feet; thence South 5 1/2° West 123 feet to a post; thence South 18° West 144.5 feet to the point of beginning.

Being the same property conveyed to Irby Morgan Smith, Jr., Trustee (under that Living Trust Agreement of Irby Morgan Smith, Jr. dated January 28, 1998), and to Opal Frances Smith, Trustee (under that Living Trust Agreement of Opal Frances Smith, dated January 28, 1998) by quitclaim deed from Irby Morgan Smith, Jr. and wife, Opal Francis Smith, dated March 3, 1998, filed March 4, 1998, of record in Book 10822, Page 675, Register's Office for Davidson County, Tennessee.

TRACT 3:

Land being in the 2nd, formerly 5th Civil District of said County, described as follows:

Described according to a survey made by Z.J. Wilkinson Surveyor January 24, 1940, as follows:

Beginning at a point in the center line of the Murfreesboro Pike where the center line of Smith Springs Road intersects said Murfreesboro Pike; thence with the center line of said Murfreesboro Pike North 31° West 80 feet to a point in the same the Southwest corner of a tract of land conveyed to Hettie E. Smith by deed of record in Book 1012, Page 159, of the Register's Office for said County; thence with Hettie E. Smith's Southerly line South 88° 15' East 73 feet to a post, Hettie E. Smith's Southeast corner; thence with Hettie E. Smith's Easterly line North 0° 30' East 118.7 feet to a stake in a fence; thence South 49° East 112.7 feet to a stake thence South 6° West 114.5 feet to the center of Smith Springs Road; thence with the center of line of Smith Springs Road North 88° West 106 feet to the point of beginning.

Being the same property conveyed to Irby Morgan Smith, Jr., Trustee (under that Living Trust Agreement of Irby Morgan Smith, Jr. dated January 28, 1998), and to Opal Frances Smith, Trustee (under that Living Trust Agreement of Opal Frances Smith, dated January 28, 1998) by quitclaim deed from Irby Morgan Smith, Jr., dated March 3, 1998, filed March 4, 1998, of record in Book 10822, Page 673, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Ronnie Lee Jones, Trustee (under that Living Trust Agreement of Irby Morgan Smith, Jr. dated January 28, 1998), and to Opal Frances Smith, Trustee (under that Living Trust Agreement of Opal Frances Smith, dated January 28, 1998) by quitclaim deed from Evie Lena Smith, dated August 28, 1998, filed September 8, 1998, of record in Book 11102, Page 665, Register's Office for Davidson County, Tennessee.