Davidson County DEEDWARR
Recvd: 09/27/05 13:52 3 pgs
Fees:18.00 Taxes:11470.00
20050927-0116039

This Instrument Prepared By:
W. Lee Corbett, P.C.
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL TO:	MAP-PARCEL NO.
West End Partners LLC 104 Woodmont Blvd. Suite 401 Nashville, TN 37205	SAME	Map/Parcel: 104-02-0-309 Map/Parcel: 104-02-0-310

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, **H. David Smith,** as **Trustee** for the **SMITH FAMILY PARTNERSHIP**, a Tennessee general partnership ("Grantor"), has bargained and sold, and by these presents does transfer and convey to **WEST END PARTNERS LLC,** a Tennessee general partnership ("Grantee"), its heirs, successors, and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

Tract 1:

Land in Davidson County, Tennessee, being Lots Nos. 26, 27, and 28 in the Subdivision of Lot No. 41, Boyd's Cockrill Spring Tract, as of record in Book 57, Page 46, Register's Office for said County.

Said Lots Nos. 26, 27, and 28 front together 150 feet on the southerly side of Hedrick Street, and run back between parallel lines to a 15 foot alley on which they front 156.3 feet, the westerly line of Lot No. 26 measuring 216.2 feet and is the easterly margin of Euclid Avenue, and the easterly line of Lot No. 28 measuring 172.6 feet.

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of the Subdivision of Lot No. 41, Boyd's Cockrill Spring Tract, as of record in Book 57, page 46, Register's Office for said County.

Said Lot No. 29 fronts 50 feet on the southerly side of Hedrick Street and runs back 172.6 feet on the westerly line and 158.1 feet on the easterly line to an alley, measuring 52.1 feet

thereon.

Being the same property conveyed to H. David Smith, Trustee, by deed from Condra Development Company, of record in Book 5985, Page 821, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs, successors and assigns, forever.

The Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the said Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered, except as follows:

(1) 2005 Davidson County Taxes, a lien not yet due and payable.

(2) Plan of record in Plat Book 57, Page 46, Register's Office for Davidson County, Tennessee

This property is commonly known as 3017 Hedrick Street and 110 31st Avenue South, Nashville, Davidson County, Tennessee 37203.

The Grantor further covenants to warrant and forever defend the title to the Property to the Grantee, its heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 20th day of September, 2005, to be effective the 1st day of June, 2005.

SMITH FAMILY PARTNERSHIP

By: _____
H. David Smith, as Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, an official Notary Public of the said county and state, H. David Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to the Trustee of the Smith Family Partnership, a Tennessee general partnership, the within named bargainor, and who acknowledged that as such Trustee, executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 20 day of September, 2005.

Notary Public

My Commission Expires: 7-2-07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $3,100,000.00.

Affiant

Sworn to and subscribed before me this 20th day of September, 2005.

Notary Public

My Commission Expires: _____

JCH/West End Apartments/Sale/Warranty Deed