THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24667-08-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $3,900,000.00 Affiant Subscribed and sworn to before me this 4th day of October, 2005. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Randell A. Smith Carolyn J. Smith 5904 Sedberry Road Nashville, Tennessee 37205	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.116.05-0 Parcel No. 013.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James R. Groseclose and William E. Lewis, Jr., both unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Randell A. Smith and wife, Carolyn J. Smith** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5904 Sedberry Road, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 4th day of October, 2005.

James R. Groseclose

William E. Lewis, Jr.

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **James R. Groseclose and William E. Lewis, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of October, 2005.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 10/12/05 15:28 2 pgs
Fees:13.00 Taxes:14430.00

20051012-0123177

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 301 on the Plan of Hillwood Estates Section 12, as of record in Plat Book 2663, page 109, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to James R. Groseclose and William E. Lewis, Jr. by deed dated May 1, 2002 from Burton Wilkerson Rice and Nelson Perry Rice who are devisees under the Last Will and Testament of Helen Wilkerson Rice of record in Instrument No., 20021023-0130012, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 2663, page 109, Register's Office for Davidson County, Tennessee.