Davidson County DEEDWARR
Recvd: 12/16/05 12:57 3 pgs
Fees:18.00 Taxes:564.25

20051216-0151296

WARRANTY DEED

JIM R. VANDERPOOL MY COMMISSION EXPIRES NOTARY PUBLIC AT LARGE MAY 14, 2008 WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 152,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 12TH DAY OF DECEMBER, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5/14/2008

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-01187 VACOSMITH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Vaco Investment Group, LLC.	Vaco Investment Group, LLC	MAP:
1301 Shelby Avenue	P.O. Box 680295	Parcel:83-13 204.00
Nashville, TN 37206	Franklin, TN 37068-0295	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ROBERT V. SMITH, JR., AND WIFE, LINDA SMITH AND ROBERT V. SMITH III, AND WIFE, TRACI JEANNE SMITH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

VACO INVESTMENT GROUP, LLC.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1301 Shelby Avenue, Nashville, TN 37206

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, its successors 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 the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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.

Witness our hand on the 12th day of December, 2005.

Robert V. Smith, Jr.

Linda Smith

Robert V. Smith III by Robert V. Smith, Jr. attorney-in-fact

Traci Jeanne Smith by Linda Smith, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 12th day of December, 2005, before me personally appeared Linda Smith to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Traci Jeanne Smith and acknowledged that she executed the same as the free act and deed of said Traci Jeanne Smith.

Witness my hand and official seal at Brentwood, Tennessee
Notary Public _____
My Commission Expires: _____

JIM R. VANDERPOOL MY COMMISSION EXPIRES NOTARY PUBLIC AT LARGE MAY 14, 2008 WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 12th day of December, 2005, before me personally appeared Robert V. Smith, Jr. to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Robert V. Smith, III and acknowledged that she executed the same as the free act and deed of said Robert V. Smith, III.

Witness my hand and official seal at Brentwood, Tennessee
Notary Public_____
My Commission Expires: 5-14-2008

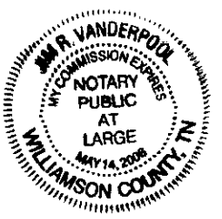


EXHIBIT A - LEGAL DESCRIPTION

BEING LOT NO. 193 ON THE MAP OF EAST EDGEFIELD PLAN OF LOTS, AS OF RECORD IN BOOK 21, PAGE 147, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 193 FRONTS 50 FEET ON THE NORTHERLY SIDE OF SHELBY AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, 170 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM ROBERT V. SMITH, JR., UNMARRIED TO J. BLAKE FREEMAN AS RECORDED ON THE 20TH DAY OF MARCH, 2003 IN INSTRUMENT NO. 20030320-0036996; QUITCLAIM DEED FROM ROBERT V. SMITH, SR. AND WIFE, ALMA E. SMITH (DECEASED) TO ROBERT V. SMITH, JR. AS RECORDED ON THE 30TH DAY OF JULY, 2001 IN INSTRUMENT NO. 20010730-0080700 AND WARRANTY DEED FROM PHILMORE PREUETT AND WIFE, VIRGINIA PREUETT TO ROBERT V. SMITH, SR. AND WIFE, ALMA E. SMITH AS RECORDED ON THE 27TH DAY OF MAY, 1965 IN BOOK 3895, PAGE 211, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY COUNTY, TENNESSEE..

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated or not have been assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Robert V. Smith III pursuant to a power of attorney executed by the same on the 12/05/2005, and being filed for in Instrument # 20051216015 1295, Register's Office for Davidson County, Tennessee.

This instrument is being executed in behalf of Traci Jeanne Smith pursuant to a power of attorney executed by the same on the 12/05/2005, and being filed for in Instrument # 20051216015 1294, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, Linda Smith and Robert V. Smith, Jr., the bargainor(s), 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 and official seal at Brentwood, Tennessee , this 12th day of December, 2005.

Notary Public_____

My Commission Expires:_____

MARY R. VANDERPOOL
NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES MAY 14, 2008
WILLIAMSON COUNTY, TN