THIS INSTRUMENT PREPARED BY:
Watkins & McNeilly, PLLC
W. Warner McNeilly, III
214 Second Avenue, North Suite 300
Nashville, Tennessee 37201
(615) 255-2191

Davidson County DEEDWARR
Recvd: 02/27/06 14:44 6 pgs
Fees:33.00 Taxes:740.00
20060227-0022444

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID NUMBER:
TED W. DAVIS, JR. 169 Woodmont Blvd. Nashville, TN 37205	SAME	10408010400

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Ted W. Davis Jr.
TED W. DAVIS, JR.

W. WARNER McNEILLY III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

SUBSCRIBED AND SWORN to before me, W. Warner McNeilly III, by TED W. DAVIS, JR. this 27th day of February, 2006.

Notary Public
My Commission Expires: 9/19/09

My Commission Expires SEPT. 19, 2009

FOR AND IN CONSIDERATION of the sum of Two Hundred Thousand Dollars ($200,000.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, We, FRANCES S. ELLIOT SIMONS and SETSUKO SIMONS, hereinafter "GRANTORS", have this day bargained and sold and do hereby transfer and convey unto TED W. DAVIS, JR., hereinafter "GRANTEE", his heirs and assigns, all of GRANTORS' right, title and interest in certain real estate in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE, his heirs and assigns forever. GRANTORS covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for those matters shown on Exhibit A.

GRANTORS further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said real estate to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 30th day of January, 2006.

FRANCES S. ELLIOT SIMONS

SETSUKO SIMONS

THIS INSTRUMENT PREPARED BY:
Watkins & McNeilly, PLLC
W. Warner McNeilly, III
214 Second Avenue, North Suite 300
Nashville, Tennessee 37201
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WARRANTY DEED

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The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

W. WARNER McNEILLY III
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires SEPT. 19, 2009

Ted W. Davis Jr
TED W. DAVIS, JR.

SUBSCRIBED AND SWORN to before me, W. Warner McNeilly III, by TED W. DAVIS, JR. this 12th day of January, 2006.

Notary Public
My Commission Expires: 9/19/09

FOR AND IN CONSIDERATION of the sum of Two Hundred Thousand Dollars ($200,000.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, We, FRANCES S. ELLIOT SIMONS and SETSUKO SIMONS, hereinafter "GRANTORS", have this day bargained and sold and do hereby transfer and convey unto TED W. DAVIS, JR., hereinafter "GRANTEE", his heirs and assigns, all of GRANTORS' right, title and interest in certain real estate in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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GRANTORS further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said real estate to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons.

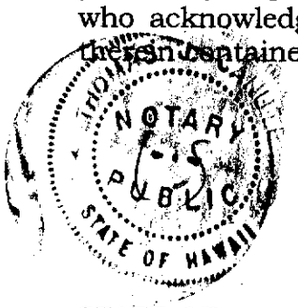
WITNESS our hands this 30th day of January, 2006.

FRANCES S. ELLIOT SIMONS

Setsuko Simons
SETSUKO SIMONS

STATE OF HAWAII)
COUNTY OF Kauai)

Personally appeared before me, _____, of said county, FRANCES S. ELLIOT SIMONS, the within named 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, this 30th day of January, 2006.



_____
NOTARY PUBLIC
My Commission Expires: 12/1/2006

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, _____, of said county, SETSUKO SIMONS, the within named 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, this _____ day of _____, 2006.

_____
NOTARY PUBLIC
My Commission Expires: _____

STATE OF HAWAII)
COUNTY OF _____)

Personally appeared before me, _____, of said county, FRANCES S. ELLIOT SIMONS, the within named 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, this _____ day of _____, 2006.

_____
NOTARY PUBLIC
My Commission Expires: _____

STATE OF New York)
COUNTY OF Westchester)

Personally appeared before me, _____, of said county, SETSUKO SIMONS, the within named 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, this 7 day of Feb, 2006.

_____
NOTARY PUBLIC
My Commission Expires: 9/2/2007

Hera Hamparsoumian
Notary Public, State of New York
No. 01HA6098085
Qualified in Westchester County
Commission Expires 09/02/2007

EXHIBIT A

BEING part of lot #3 on the map of Mrs. P. J. Tinsley addition to Nashville, as of record in book 421, page 91, R.O.D.C. Tennessee. Said part of lot #3 is described as follows: Fronting 54 feet 3 1/2 inches on the Westerly side of Hillsboro Road and extending back between parallel lines 73 feet to a line and the rear or West line being parallel to the Hillsboro Road, and being the North East corner of these dimensions of lot #3, and being more particularly described: Beginning in the center of a party wall at a point 57 feet 8 1/2 inches Northerly from the intersection of Hillsboro Road and Carlton Avenue; extending thence Northerly with the Westerly margin of Hillsboro Road, 54 feet 3 1/2 inches to a point, it being the North East corner of said lot #3 on the map of Mrs. P.J. Tinsley's addition to Nashville; thence Westerly with the North line of said lot #3, 73 feet to a stone wall on the East wall of the Hillsboro Theatre; thence Southerly and parallel with the Hillsboro Road 54 feet 3 1/2 inches to the center of a party wall; thence Easterly 73 feet to the Hillsboro Road. To the point of beginning; and being the N.E. portion of these dimensions of said lot #3, which is part of the same property conveyed to S. A. Shore by deed of M. A. Lightman, Trustee and Celia S. Lightman, dated November 28th, 1924, as of record in book 660, page 105, R.O.D.C, Tennessee.

TOGETHER with all the rights and privileges to party of adjoining walls and all and singular, the things mentioned and referred to in the deed from M.A. Lightman, Trustee, and wife, Celia S. Lightman, to S.A. Shore, dated November 28th, 1924, and recorded in book 660, page 105, R.O.D.C. Tennessee, and in the agreement between M.A. Lightman, Trustee and S. A. Shore, recorded in book 660, page 103, R.O.D.C. Tennessee to which reference is here made and they are made a part hereof as fully as though copied herein.

EXCEPTING therefrom the following portions of such property heretofore by Mary B.P. Simons conveyed to Henry A. Simons and Edward N. Simons respectively on November 9, 1954, described as follows:

1. The Northerly 18.4 feet of the Easterly 73 feet of lot #3 on the map of Mrs. P.J. Tinsley's addition to Nashville, as of record in book 421, page 91, Registers Office for said County. Said part of lot #3 is described as follows:

Beginning on the Westerly margin of 21st Avenue, South, formerly Hillsboro Pike, at the corner of lots 2 and 3; thence with the line between said lots Westwardly 73 feat to the East wall of Hillsboro Theatre; thence Southwardly and parallel with the Westerly margin of 21st. Avenue, South, 18.4 feet to the center of a party wall thence with same, Eastwardly 73 feet to the Westerly margin of 21st Avenue, South; thence with same, northwardly 18.4 feet to the beginning. Said property being presently known as 1711 21st Avenue, South, Nashville, Tennessee.

2. The Southerly 17.4 feet of the Northerly 35.8 feet of the Easterly 73 feet of lot #3 on the map of Mrs. P.J. Tinsley's Addition to Nashville, as of record in book 421, page 91, Registers Office for said County, described as follows:

Beginning on the Westerly margin of 21st Avenue, South, formerly Hillsboro Pike; 18.4 feet South of the corner of lots 2 and 3; thence Westwardly and with the center line of a party wall 73 feet to the East wall of Hillsboro Theatre; thence Southwardly and parallel with 21st Avenue, South 17.4 feet to the center line of another party wall; thence with center line of same eastwardly 73 feet to the westerly margin of 21st Avenue, South; thence with same, northwardly 17.4 feet to the beginning. Said property being presently known as 1713 21st Avenue, South, Nashville, Tennessee.

Said Excluded Tract 1 is the same property conveyed to Henry A. Simons by deed of record in Book 2332, page 113, Register's Office, Davidson County, Tennessee.

Said Excluded Tract 2 is the same property conveyed to Edward N. Simons by deed of record in Book 2332, page 115, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Frances E. Simons a/k/a Frances Sewell Elliott Simons by deeds recorded in Book 6426, page 531 (a 25% interest), and in Book 6920, page 920 (a 25% interest). The said Frances E. Simons having since died testate and devised her interest in the subject property to Frances S. Elliott Simons by will recorded in Instrument #20040107-0002586, Register's Office, Davidson County, Tennessee. Also being the same property conveyed to Setsuko Simons by deed of record in Book 6426, page 538, Register's Office, Davidson County, Tennessee (as to a 25% interest) and being the same property conveyed to Henry A. Simons by deed of record in Book 6426, page 519, Register's Office, Davidson County, Tennessee (as to a 25% interest) and the said Henry A. Simons having since died testate, devising his interest in the property to Setsuko Simons by will probated in Surrogate Court of the County of Westchester, State of New York on December 12, 1989, a certified copy of which is recorded in the Register's Office, Davidson County, Tennessee, as Instrument #20060327-0022443

Said property is subject to:

1. 2006 and subsequent years real property taxes are a lien, but not yet due and payable.

2. Agreements and Easements for party walls of record in Book 660, page 103, and in Book 660, page 105, Register's Office, Davidson County, Tennessee.