Davidson County DEEDWARR
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THIS INSTRUMENT PREPARED BY:

JOE F. FOWLKES
ATTORNEY AT LAW
PULASKI, TENNESSEE

CHARLES L. SMITH

TO.....DEED

MUSIC CITY HOMES, LLC

FOR AND IN CONSIDERATION of the sum of $2,430,000.00, cash in hand paid, the receipt of which is hereby acknowledged, I, CHARLES L. SMITH, have this day bargained and sold and do hereby sell, transfer and convey unto MUSIC CITY HOMES, LLC, its successors and assigns, in fee simple, the following described real estate:

Certain tracts or parcels of land located in Davidson County, Tennessee, and more particularly described as follows:

TRACT NO. 1:

Lot No. 313 on the Plan of Cherokee Hills, Section 3, of record in Plat Book 3500, page 79, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property acquired by Charles L. Smith by deed appearing of record in Book 7394, page 583, Register's Office, Davidson County, Tennessee.

Map 148-03 Parcel 53

Said property is subject to restrictions of record in Book 3703, page 311, Register's Office, Davidson County, Tennessee.

Property Address: 1525 Antioch Pike, Antioch, TN 37013

TRACT NO. 2:

BEING Lot No. 7 on the Plan of Brook View Estates, Section 1, a plat of which is of record in Book 4460, page 103, Register's Office, Davidson County, Tennessee.

Being the same property acquired by Charles L. Smith by deed appearing of record in Book 5413, page 271, Register's Office, Davidson County, Tennessee.

Map 162-10 Parcel 7

Said property is subject to restrictions of record in Book 4636, page 317, Register's Office, Davidson County, Tennessee.

Property Address: 624 Benzing Road, Antioch, TN 37013

TRACT NO. 3:

BEING Lot No. 5 on the Plan of Brook View Estates, Section 1, a plat of which is of record in Book 4460, page 103, Register's Office, Davidson County, Tennessee.

Being the same property acquired by Charles L. Smith by deed appearing of record in Book 8301, page 288, Register's Office, Davidson County, Tennessee.

Map 162-10 Parcel 5

Said property is subject to any and all existing easements, building setback lines, and restrictions of record in Book 4636, page 317, Register's Office, Davidson County, Tennessee.

Property Address: 524 Benzing Road, Antioch, TN 37013

TRACT NO. 4:

BEING Lot No. 63 on the Plan of Haywood Forest as of record in Book 5050, page 50, Register's Office, Davidson County, Tennessee and amended in Book 5200, page 2, said Register's Office.

SAID Lot No. 63 fronts 64.75 feet on the west side of Bradley Court and extends back 129.20 feet on the south line and 123.26 feet on the north line to a dead line measuring 68.23 feet thereon.

Being the same property acquired by Charles L. Smith by deed appearing of record in Book 5557, page 583, Register's Office, Davidson County, Tennessee.

Map 148-14 Parcel 150

Said property is subject to restrictions of record in Book 5120, page 742, Register's Office, Davidson County, Tennessee.

Property Address: 3913 Bradley Court, Antioch, TN 37013

TRACT NO. 5:

Land in Davidson County, Tennessee, being Lot No. 126 on the plan of Terragon Trails, Section 1, of record in Book 4860, page 61, Register's Office, Davidson County, Tennessee.

Said Lot No. 126 fronts 60.0 feet on the northeasterly margin of Barclay Square Drive and extends back between parallel lines 140.0 feet to a dead line.

Being the same property acquired by Charles L. Smith by deed appearing of record in Book 6393, page 899, Register's Office, Davidson County, Tennessee.

Map 149-5 Parcel 106

Said property is subject to all restrictions, easements and the plats as of record in Register's Office for said County.

Property Address: 4916 Barclay Square Drive, Antioch, TN 37013

TRACT NO. 6:

BEING Lot No. 71 on the Plat of Cedarwood Estates, Section 2, of record in Plat Book 4860, page 58, Register's Office, Davidson County, Tennessee.

Said Lot No. 71 fronts 103.69 feet on the northerly cul-de-sac of Cedarcreek Court and extends back 133.72 feet on the westerly line and 134.11 feet on the easterly line to a line on the rear which is a broken line on which it measures 111.72 feet.

Being the same property acquired by Charles L. Smith by deed appearing of record in Book 5537, page 628, Register's Office, Davidson County, Tennessee.

Map 162-13 Parcel 80

Property Address: 104 Cedarcreek Court, Nashville, TN 37211

TRACT NO. 7:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Monte Carlo, Section Two-A, as of record in Book 4955, page 45, Register's Office, Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property acquired by Charles L. Smith by deed appearing of record in Book 9087, page 779, Register's Office, Davidson County, Tennessee.

Map 162-13-0 Parcel 124.00

Property Address: 400 Cedarmont Drive, Nashville, TN 37211

TRACT NO. 8:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Monte Carlo, Section Two-A, as of record in Book 4955, page 45, Register's Office, Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property acquired by Charles L. Smith by deed appearing of record in Book 9087, page 784, Register's Office, Davidson County, Tennessee.

Map 162-13-0 Parcel 125.00

Property Address: 404 Cedarmont Drive, Nashville, TN 37211

TRACT NO. 9:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Greenwood Hills, Section 2, as of record in Book 4955, page 31, Register's Office, Davidson County, Tennessee.

Said Lot No. 5 fronts 99.83 feet on the westerly side of Dawn Drive and extends back 156.83 feet on the northerly line and 94 feet on the southerly line to a dead line measuring 87.09 feet thereon.

Being the same property acquired by Charles L. Smith by deed appearing of record in Book 6540, page 864, Register's Office, Davidson County, Tennessee.

Map 133-12 Parcel 181

Said property is subject to the Plan of record in Book 4955, page 31, Register's Office, Davidson County, Tennessee; Restrictive Covenants of record in Book 5071, page 50, said Register's Office, and to all applicable local government planning, building and zoning regulations.

Property Address: 405 Dawn Drive, Nashville, TN 37211

TRACT NO. 10:

BEING Lot No. 141 on the Plan of Colewood Acres, Section 2, as of record in Book 3700, page 135, Register's Office, Davidson County, Tennessee.

Said Lot No. 141 fronts 78 feet on the northeasterly margin of Darlene Drive and extends back between lines, 187.9 feet on the northwesterly line and 174.8 feet on the southeasterly line to a dead line in the rear, measuring 96.9 feet thereon.

Being the same property acquired by Charles L. Smith by deed appearing of record in Book 5728, page 128, Register's Office, Davidson County, Tennessee.

Map 162-2 Parcel 136

Property Address: 4030 Darlene Drive, Nashville, TN 37211

TRACT NO. 11:

Land in Davidson County, Tennessee, being Lot No. 32, Apache Hills, Section IV, as of record in Book 4460, page 60, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property acquired by Charles L. Smith by deed appearing of record in Book 5427, page 963, Register's Office, Davidson County, Tennessee.

Map 162-3 Parcel 201

Property Address: 116 Karen Ray Court, Antioch, TN 37013

TRACT NO. 12:

Land in Davidson County, Tennessee, being Lot No. 33 on the plan of Apache Hills, Section 4, as of record in Book 4460, page 60, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property acquired by Charles L. Smith by deed appearing of record in Book 9034, page 442, Register's Office, Davidson County, Tennessee.

Map 162-3 Parcel 202

Subject to restrictions of record in Book 4564, page 724, Register's Office, Davidson County, Tennessee.

Property Address: 120 Karen Ray Court, Antioch, TN 37013

TRACT NO. 13:

Being Lot No. 38 on the Plan of Beverly Heights, Section 4, of record in Book 5200, page 263, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property acquired by Charles L. Smith by deed appearing of record in Book 7360, page 873, Register's Office, Davidson County, Tennessee.

Map 147-08 Parcel 213

Property Address: 100 Lane Wood Court, Nashville, TN 37211

TRACT NO. 14:

Land in Davidson County, Tennessee, being Lot No. 432, on the plan of Whispering Hills, Section II-C, as of record in Book 2663, page 67, Register's Office, Davidson County, Tennessee.

Said Lot No. 432 fronts 85 feet on the northeasterly side of Leeanne Drive and extends back 184.3 feet o the southeasterly line and 190.2 feet on the northwesterly line to a rear line, measuring 61.2 feet thereon.

Being the same property acquired by Charles L. Smith by deed appearing of record in Book 6182, page 286, Register's Office, Davidson County, Tennessee.

Map 147-11 Parcel 59

Said property is subject to all restrictions, easements and plats of record in Register's Office, Davidson County, Tennessee.

Property Address: 514 Leeanne Drive, Nashville, TN 37211

TRACT NO. 15:

Being Lot No. 135 on the Plan of Haywood Hills, Section 3, which is of record in Book 4460, pages 164 and 165, Register's Office, Davidson County, Tennessee.

Being the same property acquired by Charles L. Smith by deed appearing of record in Book 5691, page 460, Register's Office, Davidson County, Tennessee.

Map 162-3 Parcel 319

Property Address: 724 Muskogean Court, Antioch, TN 37013

TRACT NO. 16:

Land in Davidson County, Tennessee, being Lot No. 151, on the plan of Terragon Trails, Section Two, of record in Book 5050, page 9, Register's Office, Davidson County, Tennessee.

Said Lot No. 151 fronts 130.83 feet on the easterly margin of Miners Cove and extends back 135.10 feet on the northerly line, which is a Broken line, and 138.01 feet on the southeasterly line to a point of intersection.

Being the same property acquired by Charles L. Smith by deed appearing of record in Book 5496, page 28, Register's Office, Davidson County, Tennessee.

Map 149-9 Parcel 196

Property Address: 4705 Miners Cove, Antioch, TN 37013

TRACT NO. 17:

Land in Davidson County, Tennessee, being Lot No. 35 on the Map of Apache Hills, Section Five, Part Two, as of record in Book 5050, page 39, Register's Office, Davidson County, Tennessee.

Said Lot No. 35 fronts 49.51 feet on the southerly margin of Navaho Circle and extends back 111.25 feet on the northeasterly line and 107.35 feet on the southwesterly line, to a dead line in the rear, measuring 123.66 feet thereon.

Being the same property acquired by Charles L. Smith by deed appearing of record in Book 5401, page 88, Register's Office, Davidson County, Tennessee.

Map 148-15 Parcel 123

Property Address: 4509 Navaho Circle, Nashville, TN 37211

TRACT NO. 18:

BEING Lot No. 5 on the Plan of Bess Estates, Section 1, which is of record in Book 4460, page 154, Register's Office, Davidson County, Tennessee.

Said Lot No. 5 fronts 73.00 feet on the southerly margin of Old Tusculum Road and extends back between parallel lines 137.00 feet to a dead line.

Being the same property acquired by Charles L. Smith by deed appearing of record in Book 5548, page 637, Register's Office, Davidson County, Tennessee.

Map 162-6 Parcel 321

Subject to restrictions of record in Book 4679, page 64 and Book 4935, page 295, Register's Office, Davidson County, Tennessee, and any existing easements of record.

Property Address: 155 Old Tusculum Road, Antioch, TN 37013

TRACT NO. 19:

BEING Lot No. 57 on the Plan of Fair Oaks Subdivision, Section 1, which is of record in Book 4175, pages 42 and 43, Register's Office, Davidson County, Tennessee.

Said Lot No. 57 fronts 77.00 feet on the southerly margin of Old Tusculum Road and extends back between parallel lines 130.00 feet to a dead line near the rear.

Being the same property acquired by Charles L. Smith by deed appearing of record in Book 5561, page 801, Register's Office, Davidson County, Tennessee.

Map 162-6 Parcel 37

Subject to restrictions of record in Book 4475, page 863 and amended in Book 4289, page 198, Register's Office, Davidson County, Tennessee.

Property Address: 213 Old Tusculum Road, Antioch, TN 37013

TRACT NO. 20:

LAND in Davidson County, Tennessee, being Lot No. 14 on the Revised Plat of Haywood Forest of record in Plat Book 5200, page 2, Register's Office, Davidson County, Tennessee.

Said Lot No. 14 fronts 50.87 feet on the east margin of Panamint Drive and extends back 127.90 feet on the north line, and 127.45 feet on the south line, to a line on the rear on which is measures 70.38 feet.

Being the same property acquired by Charles L. Smith by deed appearing of record in Book 6600, page 377, Register's Office, Davidson County, Tennessee.

Map 148-15 Parcel 157

Property Address: 320 Panamint Drive, Antioch, TN 37013

TRACT NO. 21:

LAND in Davidson County, Tennessee, being Lot No. 43 on the Revised Plat of Haywood Forest of record in Plat Book 5200, page 2, Register's Office, Davidson County, Tennessee.

Said Lot No. 43 fronts 77.98 feet on the westerly margin of Panamint Drive and extends back 141.85 feet on the southerly line, and 133.00 feet on the northerly line to a line on the rear on which is measures 27.66 feet.

Being the same property acquired by Charles L. Smith by deed appearing of record in Book 6535, page 445, Register's Office, Davidson County, Tennessee.

Map 148-15 Parcel 164

Said property is subject to restrictive covenants and easements of record in Book 5120, page 742, Register's Office, Davidson County, Tennessee.

Property Address: 321 Panamint Drive, Antioch, TN 37013

TRACT NO. 22:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Apache Hills, Section 6, of record in Book 5200, page 173, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property acquired by Charles L. Smith by deed appearing of record in Book 6606, page 131, Register's Office, Davidson County, Tennessee.

Map 148-15 Parcel 250

Property Address: 4538 Packard Drive, Nashville, TN 37211

TRACT NO. 23:

Being Lot No. 139 on the Plan of Debra Heights, Section II, which is of record in Plat Book 3700, page 39, Register's Office for Davidson County, Tennessee.

Being the same property acquired by Charles L. Smith by deed appearing of record in Book 5551, page 911, Register's Office, Davidson County, Tennessee.

Map 149-13 Parcel 10

Subject to restrictions of record in Book 3949, page 404, Register's Office, Davidson County, Tennessee.

Property Address: 726 Reeves Road, Antioch, TN 37013

TRACT NO. 24:

BEING Lot No. 356 on the Plan of Fairlane Park - Section 3, which is of record in Book 2331, page 145 and 146, Register's Office for Davidson County, Tennessee.

Being the same property acquired by Charles L. Smith by deed appearing of record in Book 5495, page 403, Register's Office, Davidson County, Tennessee.

Map 147-16 Parcel 75

Subject to restrictions of record in Book 2498, page 571, Register's Office, Davidson County, Tennessee.

Property Address: 4906 Raywood Lane, Nashville, TN 37211

TRACT NO. 25:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Murray Heights, of record in Book 2663, page 37, Register's Office, Davidson County, Tennessee.

Said Lot No. 61 fronts 65 feet on the westerly side of Syfert Lane and runs back 194.85 feet on the northerly line and 337.8 feet on the southerly line to a line in the rear on which it measures 182.85 feet.

Being the same property acquired by Charles L. Smith by deed appearing of record in Book 9044, page 527, Register's Office, Davidson County, Tennessee.

Map 148-6 Parcel 57

Subject to restrictions of record in Book 2706, page 329, Register's Office, Davidson County, Tennessee.

Property Address: 3817 Syfert Lane, Nashville, TN 37211

TRACT NO. 26:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of 2nd Revision, Section Five, Terragon Trails, of record in Book 5200, page 18, Register's Office, Davidson County, Tennessee.

Said Lot No. 14 fronts 66.15 feet on the northwesterly margin of Terragon Trail and extends back between parallel lines 130.00 feet to a dead line, in the rear.

Being the same property acquired by Charles L. Smith by deed appearing of record in Book 5425, page 181, Register's Office, Davidson County, Tennessee.

Map 149-5 Parcel 156

Subject to any and all existing easements and restrictions of record, including, restrictive covenants contained in an instrument of record in Book 5179, page 214, Register's Office, Davidson County, Tennessee and the Plan of record in Plat Book 5200, page 18, said Register's Office.

Property Address: 4756 Terragon Trail, Antioch, TN 37013

TRACT NO. 27:

Being Lot No. 100 on the Map of Whispering Hills Subdivision, which is of record in Book 2331, page 83, Register's Office, Davidson County, Tennessee.

Being the same property acquired by Charles L. Smith by deed appearing of record in Book 5726, page 558, Register's Office, Davidson County, Tennessee.

Map 147-15 Parcel 48

Subject to restrictions of record in Book 2481, page 499, Register's Office, Davidson County, Tennessee.

Property Address: 551 Watsonwood Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said above described real estate unto the said MUSIC CITY HOMES, LLC, its successors and assigns, in fee simple forever.

I COVENANT with said grantee, its successors and assigns, that I am lawfully seized and possessed of the above described real estate, that the same is unencumbered, except as herein mentioned, and that I have a good and lawful right to sell and convey the same, and I bind myself, my heirs and assigns, to forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

POSSESSION shall pass to the grantee with delivery of deed.

The grantor shall be responsible for the payment of the 2006 property taxes. Taxes for 2007 and subsequent years shall be paid by the grantee.

THIS THE 16th DAY OF JANUARY, 2007.

CHARLES L. SMITH

STATE OF TENNESSEE
COUNTY OF Giles

On this 16th day of January, 2007, before me personally appeared CHARLES L. SMITH, to me known, or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

NOTARY PUBLIC

WANDA ERWIN
STATE OF TENNESSEE NOTARY PUBLIC
GILES COUNTY

MY COMMISSION EXPIRES: 9-21-2010

STATE OF TENNESSEE
COUNTY OF GILES

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $2,430,000.00, which is greater than or equal to the amount which property transferred would command at a true and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN to before me this the 16th day of January, 2007.

NOTARY PUBLIC

WANDA ERWIN
STATE OF TENNESSEE NOTARY PUBLIC
GILES COUNTY

MY COMMISSION EXPIRES: 9-21-2010

NAMES AND ADDRESSES OF A
PROPERTY OWNER ~~AND MORTGAGEE~~: Music City Homes, LLC
906 Mason St
Bellingham, WA 98225

Send Tax Bills To
Charles L Smith
P.O. Box 110152
Nashville, TN 37222