THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***400,000.00.

Affiant

Subscribed and sworn to before me this 17th day of December, 2008.

Notary Public

My Commission Expires: 9/30/09

Davidson County DEEDWARR
Recvd: 12/18/08 15:35 2 pgs
Fees:13.00 Taxes:1480.00
20081218-0121279

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER

Charles D. Sigler
5111 Centennial Boulevard
Nashville, Tennessee 37209

SEND TAX BILLS TO

Charles D. Sigler
1032 Davidson Road
Nashville, Tennessee 37205

MAP & PARCEL NOS.

MAP 091-07-0
PARCEL 046.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Four Hundred Thousand and 00/100 Dollars ($***400,000.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Mary Rotier Smith, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Charles D. Sigler and wife, Mary M. Sigler, (hereinafter called the "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the southerly part of Lot Nos. 1001, 1003, 1005 and 1007 of Block No. 25 on Plan No. 2 of West Nashville, as of record in Book 57, page 172, in the Register's Office for Davidson County, Tennessee, described together as follows:

BEGINNING at the northwest corner of Louisiana Avenue and 51st Avenue North, formerly 10 Street; thence with the northerly side of said Louisiana Avenue, westerly 110.0 feet to the southeast corner of Lot No. 1009 on said plan; thence with the line between said Lots Nos. 1007 and 1009, northerly 120.7 feet, more or less, to the southerly side of Centennial Boulevard, formerly Citizens Rapid Transit Company's right-of-way; thence with same southeasterly to the westerly side of said 51st Avenue North; thence with same, southerly 36.0 feet, more or less, to the beginning.

BEING the same property conveyed to Lavert C. Smith and wife, Mary Rotier Smith, by Installment Deed dated January 14, 1958, from W.R. Burnette and wife, Eva McCord Burnette, of record in Book 2736, page 298, in the Register's Office for Davidson County, Tennessee; the said Lavert C. Smith having since died on November 12, 1958.

This is improved property known as 5111 Centennial Boulevard, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for 2009 and all future years. The current year taxes were prorated at closing between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the plan of Block No. 25 on Plan No. 2 of West Nashville of record in Book 57, page 172, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF I have hereunto set my hand on this the 17th day of December, 2008.

Mary Rotier Smith

By: Delane Smith Brewer
Delane Smith Brewer
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Delane Smith Brewer, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Mary Rotier Smith and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of Mary Rotier Smith.

WITNESS my hand and official seal this 17th day of December, 2008.

Notary Public

My Commission Expires: 9-30-09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY