Buyer: Clive Anderson Realty & Auction Co. 1604 8th Ave S. Nashville, Tenn.

Tax bills same

Field Book No. 16W-04870
Map & Parcel No. 105-6-78

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)

BOOK 4766 PAGE 988

COUNTY OF DAVIDSON)

FOR AND IN CONSIDERATION of the sum of FIFTY FIVE THOUSAND AND NO/100 DOLLARS ($55,000.00), cash in hand paid, the receipt of which is hereby acknowledged, Small Business Administration, an Agency of the United States pursuant to Title 15, United States Code, Section 631, et seq., does hereby bargain, sell and convey unto CLIVE ANDERSON REALTY & AUCTION CO., INC., Nashville, Tennessee, its successors and assigns, the following described property, to-wit:

Located and being in the City of Nashville, First Civil District of Davidson County, Tennessee, and more particularly described as follows, to-wit:

TRACT NO. I:

Being Lot No. 3 on the Map of J. A. McCampbell's Addition to South Nashville, as of record in Book 21, pages 104 and 144, of the Register's Office for said County.

Said Lot No. 3 fronts 50 feet 8 inches, more or less, on the westerly side of Eighth Avenue, South, as widened, and runs back between lines 143.2 feet, more or less, on the northerly line and 152.9 feet, more or less, on the southerly line, to an alley on which it measures 50 feet.

TRACT NO. II:

Being the southerly 25 feet of Lot No. 2 on the Map of A. J. McCampbell's Addition, as of record in Book 21, page 104, Register's Office for said County, described according to a survey prepared by Barge, Waggoner & Sumner, Engineers, dated October 16, 1969, as follows:

Said part of said lot fronts 25 feet on the westerly side of 8th Avenue, South, as now widened and located, and runs back between lines 138.3 feet on the north line and 143.2 feet on the south line to an alley in the rear on which it measures 24.6 feet.

TO HAVE AND TO HOLD the same unto the said Clive Anderson Realty & Auction Co., Inc., its successors and assigns, forever. Grantor specially warrants and covenants that it is seized of the possession of said land, has a right to convey same and warrants title against all persons claiming under it. Except as herein stated, this conveyance is made and given upon the express condition that it is without representation, warranty or recourse, express or implied, upon the said Small Business Administration, which conveys all of its right, title and interest in and to the aforedescribed property acquired pursuant to Trustee's Deed of record in Book 4730, page 815, Register's Office, Davidson County, Tennessee, this conveyance being subject to unpaid ad valorem taxes, if any, outstanding against said property.

THIS INSTRUMENT PREPARED BY
ROBERT S. WELLMAN, ATTORNEY
500 UNION STREET
NASHVILLE, TENNESSEE 37219

IN WITNESS WHEREOF, Small Business Administration has caused this instrument to be executed by Joe E. Dixon, Acting Chief, Loan Administration Division, Nashville District Office, Nashville, Tennessee, pursuant to the authority contained in 37 Federal Register 17603 effective July 1, 1972, the contents of which publication are to be judicially noticed pursuant 44 United States Code Annotated 1507.

Dated this 21st day of November 1973.

C32805

IDENTIF. REFERENCE

Nov 21 2 51 PM '73

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

SMALL BUSINESS ADMINISTRATION

By: Joe E Dixon
JOE E. DIXON, Acting Chief
Loan Administration Division
Nashville District Office
Nashville, Tennessee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Joe E. Dixon, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Acting Chief, Loan Administration Div., Small Business Administration, and that he as such Acting Chief, Loan Division Administration, being authorized so to do, executed and delivered the foregoing Special Warranty Deed for the purposes therein expressed, by signing the name of Small Business Administration by himself as Acting Chief, Loan Administration Division, Nashville District Office, Nashville, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL at office in Nashville, Tennessee, this 21st day of November 1973.

Helen H. Hows
Notary Public

HELEN H. HOWS NOTARY PUBLIC DAVIDSON

My Commission Expires: 8-3-77

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $55,000.00 Affiant Steven T. Anderson
Subscribed and sworn to before me this 21st day of November 1973
Deputy Register [illegible]

NOV21	CONV	55,000.00			
NOV21	S'TAX		A*	143.00	
NOV21	PR'FEE		A*	.50	
NOV21	W'DEED		A*	4.00	* 147.50