This instrument was prepared by
[illegible] AND SHORT, Attorneys
[illegible]st Square Building
[illegible]shville, Tennessee

BOOK 5110 PAGE 552

SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers
J. M. Grissim, Trustee 200 Court Square Building Nashville, Tennessee 37201	SAME	106-6 6 pid

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The Actual Consideration or value, whichever is greater, is $66,000.00.

J. M. Grissim, Trustee
Affiant

Subscribed and sworn to before me this
20th day of January, 1977.

Notary Public

My commission expires: Feb 1, 1980

For and in Consideration of the sum of SIXTY-SIX THOUSAND and no/100 ($66,000.00) DOLLARS, the receipt of which is hereby acknowledged, THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said J. M. GRISSIM, TRUSTEE with full power to sell, mortgage and convey without joinder of beneficiary, his successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, together with the building and improvements thereon erected, bounded and described as follows:

A tract of land in the Third Civil District of Davidson County, Tennessee, being a part of the Garth property, and described according to a survey made by Z. J. Wilkinson February 1, 1950, as follows:

Beginning at a spike in the northerly margin of the Murfreesboro Pike, said point being the point of intersection of the northerly margin of said pike and the northwesterly line of the abandoned right of way of the Nashville, Chattanooga & St. Louis Railway (now owned by the Louisville & Nashville Railroad Company), the center line of said abandoned right of way being 507.5 feet westerly as measured along the northerly margin of Murfreesboro Pike from the center line of the north bound main tract of the Louisville & Nashville Railroad; thence with the northwesterly margin of said 60 foot right of way north 63 degrees, 53 minutes east 441.6 feet to an iron pin in the southwest corner of the property conveyed to

Rogers Manufacturing Company, Inc., by deed from Nathan A. Carter, Sr., et al, as of record in Book 1681, page 611, Register's Office of Davidson County, Tennessee; thence with its southwest line north 26.07 degrees west 119.5 feet to an iron pin being Rogers' northwest corner; thence north 66 degrees, 46 minutes west 378.7 feet, more or less, to an iron pin in the easterly margin of a 50 foot street, known as "Transit Avenue"; thence with the easterly margin of said "Transit Avenue"south 18 degrees, 49 minutes west 426 feet to an iron pin in the northerly margin of the Murfreesboro Pike; thence with the northerly margin of said pike south 71 degrees, 47 minutes east 150 feet to the point of beginning.

Being the same property conveyed to The Prudential Insurance Company of America by deed from Fruehauf Trailer Company, of record in Book 1849, page 129, Register's Office for Davidson County, Tennessee.

This is improved property known as 650 Murfreesboro Road, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. M. Grissim, Trustee with full power to sell, mortgage and convey without joinder of beneficiary, his successors and assigns, forever.

And The Prudential Insurance Company of America does covenant with the said J. M. Grissim, Trustee, 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 covenants and conditions as set forth in Deeds of record in Book 1334, page 21; Book 1358, page 248 and a Correction Deed of record in Book 1847, page 288, and easements for public utilities of record in Book 1446, page 592, Register's Office for Davidson County, Tennessee.

And The Prudential Insurance Company of America 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, his successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

WITNESS ITS hand this 20th day of January, 1977, the corporate party having caused its name to be signed hereby to its

duly authorized officers on said day and date.

THE PRUDENTIAL INSURANCE COMPANY OF AMERICA

APPROVED REID Form Substance

BY _____
Third Vice President

ATTEST: _____
Assistant Secretary

STATE OF GEORGIA

COUNTY OF DEKALB

Before me, Barbara Gambill, a Notary Public in and for said County and State, personally appeared James A. Robbins, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Third Vice President of The Prudential Insurance Company of America, the within named bargainor, a corporation, and that he as such Third Vice President being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as such Third Vice President.

WITNESS my hand and seal at office at Atlanta, Georgia, this 20th day of January, 1977.

_____
Notary Public

Notary Public, DeKalb County, Georgia
My Commission Expires April 8, 1980

My commission expires: _____

D87444

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