No. 5362

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 15th day of December, 1977, between Phoenix Mutual Life Insurance Company, a Connecticut corporation of One American Row, Hartford, Connecticut, hereinafter called GRANTOR, and WALTER G. KNESTRICK, an individual,

of Nashville, Tennessee, hereinafter called GRANTEE;

WITNESSETH:

That GRANTOR in consideration of the sum of One Million Eight Hundred Thousand --- Dollars ($1,800,000.00), to it paid or secured to be paid by GRANTEE, does hereby grant, bargain, sell and convey unto GRANTEE, and the heirs and assigns of GRANTEE, with the covenants hereinafter set out only, all the following described premises in Davidson County, State of Tennessee to wit:

Lot 3 on the Plan of Harding Industrial Park, Section 3, as of record in Book 4300, page 160, Register's Office for Davidson County, Tennessee.

For source of Grantor's title see that certain Trustee's Deed recorded in Book 4979 at page 683 in the Register's Office for Davidson County, Tennessee, on December 16, 1975.

Said conveyance is made subject to the following:

1. A certain lease to Osburn Hessey Company;
2. All matters of record;
3. Any or all provisions of any ordinance, municipal regulation, or public or private law.

DEC21	CONV 1,800,000.00		
DEC21	S'TAX	B* 4,680.00	
DEC21	PR'FEE	B* .50	
DEC21	W'DEED	B* 4.00	* 4,684.50

TO HAVE AND TO HOLD THE SAME, together with all the hereditaments and appurtenances thereunto belonging to GRANTEE and the heirs and assigns of GRANTEE forever. GRANTOR convenants that it will warrant and defend the title to said premises unto GRANTEE and the heirs and assigns of GRANTEE against the lawful claims of all persons holding by, through or under GRANTOR, except as aforesaid.

IN WITNESS WHEREOF, GRANTOR has executed these presents and affixed its corporate seal the day and year first above written.

Signed and sealed in the presence of:

PHOENIX MUTUAL LIFE INSURANCE COMPANY

By Welles V. Adams Vice-President

This instrument prepared by
LAURENCE P. FLEMING
ATTORNEY AT LAW
One American Row
Hartford, Connecticut

L61 (2-67)

BOOK 5235 PAGE 667

ACKNOWLEDGMENT

STATE OF CONNECTICUT)
) ss.
COUNTY OF HARTFORD)

On this 15th day of December, 1977, before me, a notary public duly commissioned, qualified and acting within and for said county and state, personally appeared Welles V. Adams to me personally known, who, being duly sworn, did say that he is a ..... Vice-President of Phoenix Mutual Life Insurance Company, organized under the laws of the State of Connecticut, which is the corporation described in the foregoing deed; that the seal attached is the corporate seal of said Corporation; and that, by authority of its Board of Directors, he signed, sealed, executed, and delivered the foregoing instrument as such officer on behalf of said corporation for the purposes and considerations therein expressed, and acknowledged said instrument to be his free and voluntary act and deed and the free and voluntary act and deed of said corporation as above specified and that he is the same person whose name is subscribed to the foregoing instrument.

In witness whereof I have hereunto set my hand and official seal the day and year above written.

JANET SMITH
NOTARY PUBLIC
Notary Public

My commission expires: MY COMMISSION EXPIRES MARCH 31, 1978

JANET SMITH NOTARY PUBLIC CONNECTICUT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $ 1,800,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

John S. Bryant

Sworn to and subscribed before me this 20th day of December, 1977.

Dena Russell
Notary Public

My Commission Expires: 5-13-81

DENA RUSSELL NOTARY PUBLIC DAVIDSON COUNTY, TN.

DEED

PHOENIX MUTUAL LIFE INSURANCE CO.

TO

WALTER G. KNESTRICK

Received for Record the ..... day of ....., 19....., at ..... o'clock, ... M., and recorded in Book ....., Page ..... of the Deed Records of ....., County, ... Recorder

Return to File Box 10

E 42798

NAME AND ADDRESS OF NEW OWNER:
WALTER G. KNESTRICK
2617 GRANDVIEW AVENUE
NASHVILLE, TN.

SEND TAX BILLS TO: SAME

IDENTIF. REFERENCE

DEC 21 | 07 PM '77
FELIX Z. WILSON REGISTER DAVIDSON CO. TENN.

MAP 134 PARCEL 175