Prepared by: Boult, Cummings, Conners, Berry, Attys
21st Fl. 1st American Center - Nashville, Tn.

SPECIAL WARRANTY DEED

ress New Owner(s) as Follows:	Send Tax Bills To:	Map and Parcel Number
David W. Talley, Trustee	Same	Map 93-10
Same	3519 Belmont Rd	Parcel 381
	Nashville, Tn. 37214	BOOK 5335 PAGE 377

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED TWENTY-FIVE THOUSAND ($325,000.00) DOLLARS, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, DAVIS H. CARR, TRUSTEE, in his fiduciary capacity as Trustee pursuant to the terms of a Trust Agreement dated August 16, 1978, of record in Book 5326, page 61, Register's Office for Davidson County, Tennessee, and not individually or otherwise, has bargained and sold, and by these presents does transfer and convey unto the said DAVID W. TALLEY, TRUSTEE, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described in Exhibit A attached hereto and incorporated herein by reference.

Said property is conveyed subject to:

1. Metropolitan Davidson County real property taxes for the year 1978, a lien, but not yet due and payable.

2. Rights of tenants in possession and specifically an unrecorded lease dated December 14, 1976, between R. L. Parnell Co. and Tennessee Parts Warehouse, Inc., and any modifications and assignments thereto.

3. Any and all other encumbrances of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said DAVID W. TALLEY, TRUSTEE, his successors and assigns, forever.

And DAVIS H. CARR, TRUSTEE, in his fiduciary capacity as Trustee pursuant to the above-referenced Trust Agreement and not individually or otherwise, does covenant with the said DAVID W. TALLEY, TRUSTEE, that he 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 of record or as noted herein.

And DAVIS H. CARR, TRUSTEE, in his fiduciary capacity as Trustee pursuant to the above-referenced Trust Agreement and not individually or otherwise, does further covenant and bind himself, his

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value, whichever is greater, for this transfer is $325,000.00

Subscribed and sworn to before me, this the 7TH day of SEPTEMBER, 1978

My commission expires: 7/18/82 (Affix Seal)

Notary Public

David W. Talley

NOTARY PUBLIC DAVIDSON COUNTY

successors and representatives, to warrant and forever defend the title to the said land to the said DAVID W. TALLEY, TRUSTEE, his successors and assigns, against the lawful claims of all persons claiming by, through or under him.

It is expressly stated that any and all covenants and warranties made by the Grantor are made exclusively in his fiduciary capacity as Trustee, pursuant to the terms of a Trust Agreement dated August 16, 1978, of record in Book 5326, page 61, Register's Office for Davidson County, Tennessee, and not individually or otherwise.

WITNESS my hand this 7th day of September, 1978.

DAVIS H. CARR, TRUSTEE, not individually or otherwise

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, L. Barry Holt III, a Notary Public in and for said County and State, the within named DAVIS H. CARR, TRUSTEE, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, this 7th day of September, 1978.

L. BARRY HOLT, III * NOTARY PUBLIC * DAVIDSON COUNTY, TENN.

Notary Public

My commission expires: 7/11/82

F 8 7 5 4 5

IDENTIFICATION REFERENCE

SEP 8 11 09 AM '78

FEE/TAX REGISTER DAVIDSON COUNTY, TENN.

SEP-8 78	CONV	*	.00	325,000.00	
SEP-8 78	S'TAX			B* 845.00	
SEP-8 78	PR'FEE			B* .50	
SEP-8 78	W'DEED			B* 6.00	* 851.50

Land in Davidson County, State of Tennessee, described as follows, to-wit:

PARCEL NO. 1: A lot or parcel of land in South Nashville, Davidson County, Tennessee, beginning at the southwest corner of Fourth Avenue South, formerly Cherry Street, and Lea Avenue, formerly Highland Street; thence with the westerly margin of Fourth Avenue South, southwardly 77-1/2 feet; thence westwardly 165 feet, more or less, to the easterly margin of an alley; thence with said alley, northwardly to the southerly margin of Lea Avenue, formerly Highland Street; thence with said Street, eastwardly 165 feet, more or less, to the point of beginning.

PARCEL NO. 2: A lot or parcel of land in South Nashville, Davidson County, Tennessee, said lot or parcel having previously been conveyed in five tracts, described as follows:

Tract No. 1 - Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Barrow Grove, as of record in Book "S", pages 279, 319, 612 and 679, Register's Office for said County. Said Lot No. 38 fronts 35 feet on the westerly side of Fourth Avenue South, formerly Cherry Street, and runs back between parallel lines, 165 feet to an alley.

Tract No. 2 - Being Lot No. 39 on the Plan of Barrow Grove Lots, as of record in Book "S", pages 279, 319, 612 and 679, Register's Office for said County. Said Lot No. 39 fronts 35 feet, more or less, on the westerly side of Fourth Avenue South, formerly Cherry Street, and runs back between parallel lines, 165 feet to an alley.

Tract No. 3 - (A) Being Lot No. 1 in the subdivision of the Andrew Gennette property on South Cherry Street, now Fourth Avenue South, described as follows: Beginning on the westerly margin of said Avenue at Eva A. Iser's, formerly Estes' southeast corner; thence with the westerly margin of said Avenue southerly 54 feet to the northeast corner of Lot No. 2; thence at right angles westerly 162 feet, more or less, to the easterly margin of an alley; thence with said alley northerly 54 feet to said Iser's southwest corner; thence with her southerly line easterly 162 feet, more or less, to the beginning.

(B) Beginning on the westerly side of margin of Cherry Street, now Fourth Avenue South, 54 feet southwardly from Iser's southeast corner, being the southeast corner of the lower lot, and running southwardly with Cherry Street, now Fourth Avenue, 40 feet; thence at right angles westwardly 162 feet, more or less, to an alley; thence northwardly with said alley 40 feet to the southwest corner of the lower Iser Lot; thence eastwardly with the line of said Iser's lot 162 feet, more or less, to the beginning.

Tract No. 4 - Land in Davidson County, Tennessee, being a lot or parcel of land in South Nashville, described as follows: Beginning on the westerly margin of Fourth Avenue South, formerly Cherry Street, at the northeast corner of the property conveyed to S. H. Wilson and wife, by deed from E. S. Balthrop and wife, of record in Book 613, page 491, Register's Office for said County; thence with Wilson's northerly line westwardly 162 feet, more or less, to the easterly margin of an alley; thence with said alley northwardly 45 feet to the southwest corner of the property conveyed to A. J. Moore by deed from R. L. Wilkinson et al, of record in Book 531, page 366, said Register's Office; thence with Moore's southerly line eastwardly 162 feet, more or less, to the westerly margin of Fourth Avenue South; thence with the westerly margin of Fourth Avenue South, southwardly 45 feet to the beginning.

Tract No. 5 - A small lot in the City of Nashville known as House No. 603 Fourth Avenue South, described as follows: Beginning at a point on the westerly margin of Fourth Avenue South, formerly Cherry Street, at the southeast corner of Lot No. 39, as shown on the Barrow Grove Plan of Lots of record in Book "S", page 279, of the Register's Office for said County; thence along the south line of Lot No. 39 of said Plan westerly 165 feet to an alley; thence with the margin of said alley southerly 39 feet to a point; thence easterly, parallel to the first line, 165 feet to the westerly margin of Fourth Avenue South; thence with the margin of the same northerly 39 feet to the point of beginning.

Being the same property conveyed to Davis H. Carr, Trustee, by Quitclaim Deed dated August 16, 1978, from R. L. Parnell Co., Inc. of record in Book 5326, page 74, Register's Office for Davidson County, Tennessee.