This instrument prepared by:
Waller Lansden Dortch & Davis
2100 One Commerce Place
Nashville, Tennessee 37239

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $170,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of October, 1981.

Notary Pubic

My Commission expires: 4-22-84

Address of New Owners:

S and D Properties
1617 Hayes
Nashville, Tennessee 37203

Send Tax Bills to:

(Same)

Map-Parcel Numbers:

92-12-298 J.O.

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, GEORGE W. CROOK and CSW PROPERTIES, a partnership (Grantors), have this day bargained and sold and by these presents do transfer and convey unto S AND D PROPERTIES, a Tennessee general partnership composed of George DeZevallos and Emanuel Schatten (Grantee), its successors and assigns, a certain tract or parcel of land located in Nashville, Davidson County, Tennessee, more particularly described as follows:

Being Lots Nos. 171, 172, 173, 174, and 175 on the plan of John Boyd Home Tract of record in Book 21, page 39, Register's Office for Davidson County.

Said lots front 50 feet each on the northerly side of Church Street, as widened, and run back between parallel lines 162-1/2 feet to an alley, said Lot No. 171 extending back with the westerly margin of 18th Avenue North.

Being the same property conveyed to CSW Properties, a partnership, by deed from Harris A. Gilbert, individually and as trustee, et al, of record in Book 5140, page 403, as corrected in Book 5603, page 561, said Register's office. The said George W. Crook having been conveyed the interests of Lewis Daniel Scott, III, and George N. Welch, III, in said property by deeds of record in Book 5495, page 109, and in Book 5752, page 193, said Register's office. The said Lewis Daniel Scott, III and George N. Welch, III having originally been partners in CSW Properties.

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

And Grantors do further covenant with said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except for unpaid taxes, if any, and other liens or encumbrances of any nature whatsoever of record.

And Grantors do further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to the said real estate to the said Grantee, its successors and assigns, against the claims of all persons claiming by or through Grantors but no further or otherwise.

IN WITNESS WHEREOF, George W. Crook has caused this special warranty deed to be executed by himself individually and on behalf of CSW Properties, as of this 14 day of October, 1981.

George W. Crook

CSW PROPERTIES

By: George W. Crook Partner
George W. Crook, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the Undersigned, a notary public of the state aforesaid, personally appeared GEORGE W. CROOK, individually and as partner of CSW PROPERTIES, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the sole partner of CSW Properties, a Tennessee partnership, one of the within named bargainors, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by himself as partner; and further acknowledged that he, individually, executed the same as his free act and deed.

Witness my hand and seal at office in Nashville, this 16th day of October, 1981.

Patsy A. Matlock
Notary Public

PATSY A. MATLOCK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission expires: 4-22-84

G 5 5 6 1 0

IDENTIFICATION REFERENCE

OCT 26 12 21 PM '81

FEE $ 4.00 REGISTER
DAVIDSON COUNTY, TENN.

1/23 4.00 CHECK

4957

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5811 PAGE 30

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			170000.00- CO	
			442.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 448.50-	
4957A	10/26/81	BAL	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G65610

IDENTIF. REFERENCE

OCT 26 12 21 PM '81

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 850194